



PUBLIC HEARING ITEM

Agenda Item # 8

AGENDA REPORT SUMMARY

Meeting Date: October 13, 2020

Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

Prepared by: Calandra Niday, Assistant Planner

Reviewed by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachment(s):

1. Resolution No. 2020-33
2. Architectural Design Plans
3. Planning Commission Agenda Report, September 17, 2020

Initiated by:

City Council

Previous Council Consideration:

None

Fiscal Impact:

None

Environmental Review:

The project is exempt from environmental review as in-fill development in accordance with Section 15332 of the California Environmental Quality Act of 1970 as amended.

Policy Question(s) for Council Consideration:

- Does the Council concur with the findings made by the Planning Commission to approve the Police Station Emergency Operations Center (EOC) building at 1 North San Antonio Road?

Summary:

- On February 25, 2020, the City Council adopted a list of Strategic Priorities, which included goals to improve public safety facilities and infrastructure such as the construction of a new EOC building.
- On September 17, 2020, the Planning Commission recommended approval of the design review application D20-0001 for a new detached Los Altos Police Station EOC building.

Reviewed By:

City Manager

CJ

City Attorney

CD

Finance Director

SE



Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

Planning Commission Recommendation:

Move to recommend approval of D20-0001 to the City Council for a new detached Los Altos Police Station EOC building, subject to the findings and conditions listed in the staff report. The Planning Commission gave direction to the architect to look at the transition of materials before the project goes to the City Council and to look at the design and connection of the canopy in relation to the existing buildings on the site.

Purpose

Consider the recommendation from the Planning Commission and take action on the design review application to build a 1,541 square-foot Emergency Operations Center behind the Los Altos Police Station.

Background

This is a design review application for a new EOC building located on the east side of the existing Police Station where two portable buildings are currently placed. The subject property is located at 1 North San Antonio Road in the Public and Community Facilities District. The proposal includes a 1,541 square-foot detached building and contains a central EOC operations room, a conference room, a multi-use room, a kitchen, a single-user restroom with a shower, an information technology (IT) room and various storage rooms. The project will also include a separate 14.5-foot-wide covered walkway structure that connects the Police Station building to the proposed EOC building. Site work includes relocating the existing IT trailer, removing the second portable building, increasing the parking area, installing new striping for the parking lot, adding electric vehicle charging stations, and adding an accessible ramp to the existing Police Station building. The project also includes adding an emergency generator to serve the new EOC building, which is located on the south side of the proposed structure. The resolution contained in Attachment A includes the recommended findings and conditions of approval for the project.

During times of no public emergencies, the central EOC operations room will serve as the new briefing room for day-to-day police operations. Since the existing office trailer utilized by four traffic enforcement officers and one community service officer will be displaced by the new EOC building, they will move permanently to the existing briefing room in the police station. Accordingly, the existing briefing room will need to be remodeled after the EOC is constructed to accommodate workstations and one office for those five officers.



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The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION:	Public and Institutional
ZONING:	Public and Community Facilities (PCF)
PARCEL SIZE:	210,000 square feet (4.82 acres)
MATERIALS:	Standing seam metal roof, composite wood horizontal siding, composite wood vertical siding, and dark anodized aluminum windows

	Existing	Proposed	Allowed/Required
FLOOR AREA:	30,300 square feet	31,841 square feet (15%)	N/A
LOT COVERAGE:	30,300 square feet	32,711 square feet (15%)	63,000 square feet (30%)
SETBACKS:			
Front	N/A	646 feet	40 feet
Rear	N/A	25 ¹ feet	50 feet
Right Side	N/A	27 feet	25 feet
Left Side	N/A	210 feet	25 feet
HEIGHT:	N/A	17.3 feet	30 feet
PARKING:	N/A	18 spaces ²	1 space

The proposed EOC building is located on an approximately five-acre parcel on the northeast corner of North San Antonio Road and West Edith Avenue in the Public and Community Facilities Zoning District. The site is bounded by Los Altos City Hall and Los Altos Youth Center to the west, the Los Altos History Museum to the south, and single-family residences to the north and east. The properties to the north and east are zoned R1-10 Single-Family District. The proposed building will be located at the east side of the existing Police Station. The existing IT trailer will be relocated to the north of the proposed EOC building.

The site is accessible through the main entrance located east of North San Antonio Road, just north of Los Altos City Hall. The driveway extends east past the Los Altos City Hall parking lot and through the existing private and secured Police Station access gate. The parking is located behind the existing Police Station and north of the EOC building. There are 17 standard parking spaces and one

¹ Per Zoning Code Section 14.02.050, City projects located on City property are exempt from their own land use zoning code. Therefore, the required rear yard setback of 50 feet in the PCF District is exempt.

² There are 17 standard parking spaces available and one accessible parking space available.



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accessible parking space available, resulting in a total of 18 parking spaces. Of the 17 standard parking spaces, there are three electric vehicle charging stations, located closest to the EOC along the left side of the building.

On January 9, 2018, the City Council adopted Resolution 2018-01 to accept the Santa Clara County Operational Area Hazard Mitigation Plan. The plan recognized the need to replace the EOC in the City of Los Altos as well as many other jurisdictions in the County of Santa Clara. The purpose of an EOC is to provide a centralized location where emergency management coordination and decision making can be supported during a critical incident, major emergency, or disaster. The EOC will provide essential services to the public after a natural disaster as well as support a number of critical tasks such as monitoring activities related to emergency preparedness and provide a location for collecting and analyzing data to help make decisions that protect the City. The EOC facility and equipment will be used regularly by the Los Altos Police Department and other City departments, staff, and volunteers in furtherance of efforts to protect the community.

On February 25, 2020, the City Council adopted a list of Strategic Priorities, which included goals to improve public safety facilities and infrastructure such as the construction of a new EOC building located behind the City's Police Station. The current EOC building is located at the Municipal Services Center, approximately 2.5 miles from Los Altos City Hall, in a building that is not rated as an Essential Services Building. According to the California Health and Safety Code Division 12.5 Chapter 2, an Essential Services Building is defined as a critical facility designed to be protected against natural hazards to a level greater than average. A critical facility is one that the community considers essential for the delivery of vital services for the protection of the community and includes emergency response facilities, such as an EOC. This facility is needed for disaster response before, during, and after hazard events. Relocating the new EOC behind the Police Station is beneficial due to the close proximity to the emergency personnel who will typically lead and staff events in the case of an emergency.

Planning Commission

On September 17, 2020, the Planning Commission held a public meeting to consider the proposed project. The Commission expressed support of the project, noting that the project had architectural integrity and the materials and scale blends in well with the existing building on the property. The Commission unanimously voted 6-0 to approve the project subject to the findings and conditions listed in the staff report. The Commission gave direction to the architect to address the transition of materials and to provide more detail of the canopy that connects the existing Police Station to the new EOC building. The Planning Commission Agenda Report and Meeting Minutes from September 17, 2020 are included in Attachment 3 and 4.

The architect responded to the Planning Commission's direction at the September 17th meeting by completing the following design revisions:



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- Altered extent of exterior face of multi-use room to add to aesthetic appearance to exterior of building.
 - Created alcove for main entry doors to provide aesthetic appeal to entry of building.
 - Relocated exterior door to conference room to end of wall.
 - Revised roofing from asphalt shingles to standing seam metal (this change reduces weight of roofing material to allow for added weight of PV panels if added).
 - Revised finish color of window frames and storefront to Champagne Metallic color.
 - Added slight slope to roof of covered walkway.
 - Roofing material of covered walkway changed to be standing seam metal to match EOC building.
 - Height adjusted to accommodate Fire Department apparatus.

Discussion/Analysis

Design Review

In order to approve the project, the City Council must make positive design review findings as outlined in Section 14.78.060 of the Municipal Code. The design review findings are summarized as follows:

- The project meets the goals, policies and objectives of the General Plan and complies with any Zoning Code design criteria for the PCF District;
- The project has architectural integrity and an appropriate relationship with other structures in the immediate area in terms of height, bulk and design;
- The existing buildings and proposed project have horizontal and vertical building mass is articulated to relate to the human scale; it has variation and depth of building elevations to avoid large blank walls;
- The proposed project's exterior materials convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements and reduce the perceived appearance of height, bulk and mass, and are harmonious with other structures in the immediate area;
- The existing landscaping and trees are generous and inviting along the north and east side of the property and compliments the building. The existing landscaping is well integrated with the building architecture and the surrounding streetscape. The existing streetscape will remain and the existing landscape includes substantial street tree canopy along the rear of the building;
- Any new signage will be appropriately designed to complement the building architecture;
- Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material and detailing; and
- Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing.



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Overall, the project reflects a desired and appropriate development for the PCF District. The EOC building will support the Los Altos Police Department for emergency preparedness, emergency management, and disaster management functions. The new EOC building will have a 646-foot front yard setback where a 40-foot setback is required, a 27-foot right-side setback and a 210-foot left-side setback where 25-foot setbacks are required and a 25-foot rear setback which is less than the required 50-foot setback. Per Zoning Code Section 14.02.050, City projects located on City property are exempt from their own land use zoning code. Therefore, the required rear yard setback of 50 feet in the PCF District should be exempt from the setback requirement. The height of the proposed EOC building is 17.3 feet measured from grade to the roof ridge, where the maximum height of 30 feet is required in a PCF District. The EOC building will be located east of the Police Station and will include a 14.5-foot-wide covered walkway structure that connects the existing station to the proposed EOC building.

The proposed EOC building has a similar appearance to the Police Station building located on the site. The EOC building integrates well with architectural elements of other buildings located on the site, which have simple massing, low pitched gable roofs, horizontal eave lines, and wood exterior materials. The architectural design and materials shown on the elevations (see Sheet A3.1 and A3.2 Attachment B) include standing seam metal roofing, horizontal wood siding, vertical wood siding, aluminum windows, and wood trim details and are proposed to generally match the existing Police Station building. The exterior building materials appropriately define the building elements to convey the project's quality, integrity, durability, and permanence. The horizontal and vertical building mass is articulated well with the use of horizontal and vertical wood siding. The existing IT trailer will be relocated, and the second portable building will be removed in order to accommodate the new proposed EOC building, covered walkway, and site improvements.

The project includes existing landscaping and trees along the north side of the property and the east side of the property – that is generous and inviting. This consist of 25 existing trees, including 15 Apricot trees (*Prunus armeniaca*) located north and east of the proposed EOC building, eight Coast Live Oak trees (*Quercus agrifolia*) and two Privet trees both located south of the proposed EOC building. Five of the Apricot trees are recommended for removal due to anticipated construction impacts and poor condition of the trees. Both of the Privet trees are recommended for removal also due to the poor condition of the trees. In addition, two Apricot tree stumps are proposed for removal near the planned construction. An arborist report was prepared by Glenn Reeve from West Coast Arborists, Inc. which details an evaluation of the existing trees on the property. The project is proposing to protect and preserve 10 of the Apricot trees located north and east of the proposed EOC building and all eight of the Coast Live Oak trees located south of the proposed EOC building. Pruning and pre-construction trimming are recommended for all the Coast Live Oak trees on the site to reduce the overextended branches and to remove any dead tissue present. The arborist report provides specific tree protection measures, including tree protection zone requirements. A condition has been added that requires these protection measures be included into the project plans (Condition No. 3b).



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As part of the project, a generator is proposed to service the proposed EOC and is located south of the Police Station in between the existing building and the proposed EOC. The Mechanical equipment is located along the back side (east) of the building and is screened from public view. The trash bin enclosures are located west of the Police Station building, along the back side of the Los Altos Youth Center and are screened from public view.

Overall, the size of the proposed EOC building, covered walkway, and other associated improvements will be in scale with other development on the site and the overall size of the subject parcel. The proposed building is located a considerable distance away from the street, so it will not be highly visible to the general public. The design of the proposed EOC building will have a similar appearance to the existing Police Station building and the architectural features and materials will integrate well. The proposed building will have a similar building height, scale and massing of the Police Station and will enhance the existing design by adding additional articulation. The existing landscaping and trees are appropriate for the site improvements proposed. Staff recommends positive design review findings for the EOC building and have incorporated the findings into the resolution (Attachment A).

Public Notification and Correspondence

For this meeting and the Planning Commission public hearing, public hearing notices were published in the *Town Crier* and mailed to the 279 property owners and business tenants within 1,000 feet of the site.

No correspondence has been received by the City at the time of this report publication.

Options

- 1) Approve Resolution No. 2020-33

Advantages: Fulfill the City Council priority to improve critical public safety facilities and infrastructure in preparation of any potential future natural disasters.

Disadvantages: Fail to fulfill the City Council priority to construct a new EOC building.

- 2) Do not approve Resolution No. 2020-33

Advantages: No known advantages to not approve the proposed project.

Disadvantages: The City would not be allowed to construct a new EOC building as currently proposed.



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Recommendation

The Planning Commission recommends Option 1.



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CONDITIONS

D20-0001 – 1 North San Antonio Road

The Planning Commission recommends that the City Council make the following conditions for any approval granted to the requested design review application:

GENERAL

1. Expiration

The Design Review Approval will expire on October 13, 2022 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

This Design Review application is for the Los Altos Emergency Operations Center to operate in the proposed 1,541 square-foot building and is based on the plans and materials received on March 30, 2020, and then resubmitted on August 6, 2020.

3. Protected Trees

- a) Trees Nos. 1-2, 4, 6, 8, 10-12, 15-17, 19, 21-23, and 25-27 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 3, 5, 7, 9, 13-14, 18, 20, and 24 shall be removed as part of this design review permit application.
- b) The tree protection measures contained in the Arborist Report by West Coast Arborists, Inc. shall be incorporated into the project plans and adhered to during construction.
- c) With supervision of a certified arborist, trimming of the retained trees located south of the proposed EOC building is required, including Trees Nos. 10-17, 26 and 27. Refer to arborist report for additional details (Attachment E).

4. Encroachment Permit

An encroachment permit and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

5. Public Utilities

The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

6. Americans with Disabilities Act

All improvements shall comply with Americans with Disabilities Act (ADA).



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7. Municipal Regional Stormwater Permit

The project shall be in compliance with the City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2015-0049 dated November 19, 2015.

8. Sewer Lateral

Any proposed sewer lateral connection shall be approved by the City Engineer.

9. Transportation Permit

A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site.

10. Sign Permit

Prior to issuance of a building permit, the applicant shall obtain a sign permit from the Community Development Department.

11. Bay Area Air Quality Management District Permit

The emergency generator will require an operating permit through the Bay Area Air Quality Management District (BAAQMD).

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

12. Green Building Standards

The applicant shall provide verification that the project will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a qualified green building professional.

13. Pollution Prevention

The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

14. Storm Water Management Plan

The Applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the MRP. The SWMP shall be reviewed and approved by a City approved third party consultant at the Applicant's expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building plans.

15. Fire Sprinklers

Fire sprinklers shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.



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16. Water Supply

Water supply requirements shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

17. Public/Private Fire Hydrants

Public fire hydrants shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

18. Emergency Access

Emergency access shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

19. Fire Department (Engine) Driveway Turnaround

Fire department engine driveway turnaround shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

20. Fire Flow

The fire flow for this project is 1500 GPM at 20 psi residual pressure from a single hydrant. As an automatic fire sprinkler system will be installed, the fire flow will be reduced by 75% establishing a required adjusted fire flow of 1,000 GPM at 20 psi residual pressure.

21. Construction Site Fire Safety

The project must comply with the construction site fire safety provisions as specified in the Fire Comment letter (Attachment F) dated July 28, 2020.

22. Address Identification

Address and building identification for new and existing buildings shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

PRIOR TO ISSUANCE OF BUILDING PERMIT

23. Grading and Drainage Plan

The Applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Division.



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24. Construction Management Plan

The Applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. The plan shall provide specific details with regard to how construction vehicle parking will be managed to minimize impacts on nearby single-family neighborhoods. A Transportation Permit, per the requirements in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the site. Applicant shall pay the applicable fees before the transportation permit can be issued by the Traffic Engineer.

RESOLUTION NO. 2020-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS MAKING FINDINGS, ADOPTING AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING THE DESIGN REVIEW APPLICATION FOR A NEW EMERGENCY OPERATIONS CENTER AT 1 NORTH SAN ANTONIO ROAD

WHEREAS, the City of Los Altos received a development application from the City of Los Altos (Applicant), for a new Police Station Emergency Operations Center at 1 North San Antonio Road that includes Design Review D20-0001, referred to herein as the “Project”; and

WHEREAS, said Project is located in the PCF District, which allows the construction, use, and occupancy of governmental, public utility, and educational buildings and facilities; and

WHEREAS, said Project is exempt from environmental review as in-fill development in accordance with Section 15332 of the California Environmental Quality Act of 1970 as amended (“CEQA”); and

WHEREAS, said Project has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, on August 26, 2020, the City gave public notice of the Planning Commission’s public hearing on the proposed Project by advertisement in a newspaper of general circulation and to all property owners and business tenants within a 1,000-foot radius; and

WHEREAS, on September 17, 2020, the Planning Commission conducted a duly-noticed public hearing at which members of the public were afforded an opportunity to comment upon the Project, and at the conclusion of the hearing, the Planning Commission recommended that the City Council approve the Project; and

WHEREAS, on October 13, 2020, the City Council held a duly noticed public meeting as prescribed by law and considered public testimony and evidence and recommendations presented by staff related to the Project; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the regulations and policies of the City of Los Altos have been satisfied or complied with by the City in connection with the Project; and

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the Project subject to the findings and the conditions of approval attached hereto as “Exhibit A” and “Exhibit B,” and incorporated herein by this reference.

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 13th day of October 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Janis C. Pepper, MAYOR

Attest:

Andrea M. Chelemengos, MMC, CITY CLERK

EXHIBIT A**FINDINGS**

DESIGN REVIEW FINDINGS. With regard to Design Review Application D20-0001, the City Council finds, in accordance with Section 14.76.060 of the Los Altos Municipal Code, as follows:

- a. The project meets the goals, policies and objectives of the General Plan and complies with any Zoning Code design criteria for the PCF District, as this structure and use are recognized as permitted in this zone district;
- b. The project has architectural integrity and an appropriate relationship with other structures in the immediate area in terms of height, bulk and design in that it incorporates similar and complimentary materials and design elements such as a low pitched roof, simple massing and wood exterior materials;
- c. The existing buildings and proposed project have horizontal and vertical building mass that is articulated to relate to the human scale; it has variation and depth of building elevations to avoid large blank walls;
- d. Like other structures in the Los Altos Civic Center Complex, many of which have been in place for over fifty years, the proposed project's exterior materials convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements and reduce the perceived appearance of height, bulk and mass, and are harmonious with other structures in the immediate area;
- e. The existing landscaping and trees are generous and inviting along the north and east side of the property and the species compliment the building and setting. The existing landscaping is well integrated with the building architecture and the surrounding streetscape as demonstrated by similar landscape planting that exists on the site. The existing streetscape will remain and the existing landscape includes substantial street tree canopy along the rear of the building;
- f. The project does not propose signage; however, any future signage that is approved shall be reviewed for compliance with the City's sign regulations or master sign program for the Civic Center complex;
- g. Mechanical equipment is screened from public view by an existing fence along the east side of the building and is designed to be consistent with the building architecture in form, material and detailing; and
- h. Service, trash and utility areas are screened from public view by an enclosed area located west of the Police Station Building along the back side of the Los Altos Youth Center.

EXHIBIT B**CONDITIONS****GENERAL****1. Expiration**

The Design Review Approval will expire on October 13, 2022 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

This Design Review application is for the Los Altos Emergency Operations Center to operate in the proposed 1,541 square-foot building and is based on the plans and materials received on March 30, 2020, and then resubmitted on August 6, 2020.

3. Protected Trees

- a) Trees Nos. 1-2, 4, 6, 8, 10-12, 15-17, 19, 21-23, and 25-27 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 3, 5, 7, 9, 13-14, 18, 20, and 24 shall be removed as part of this design review permit application.
- b) The tree protection measures contained in the Arborist Report by West Coast Arborists, Inc. shall be incorporated into the project plans and adhered to during construction.
- c) With supervision of a certified arborist, trimming of the retained trees located south of the proposed EOC building is required, including Trees Nos. 10-17, 26 and 27. Refer to arborist report for additional details (Attachment E).

4. Encroachment Permit

An encroachment permit and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

5. Public Utilities

The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

6. Americans with Disabilities Act

All improvements shall comply with Americans with Disabilities Act (ADA).

7. Municipal Regional Stormwater Permit

The project shall be in compliance with the City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2015-0049 dated November 19, 2015.

8. Sewer Lateral

Any proposed sewer lateral connection shall be approved by the City Engineer.

9. Transportation Permit

A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site.

10. Sign Permit

Prior to issuance of a building permit, the applicant shall obtain a sign permit from the Community Development Department.

11. Bay Area Air Quality Management District Permit

The emergency generator will require an operating permit through the Bay Area Air Quality Management District (BAAQMD).

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

12. Green Building Standards

The applicant shall provide verification that the project will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a qualified green building professional.

13. Pollution Prevention

The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

14. Storm Water Management Plan

The Applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the MRP. The SWMP shall be reviewed and approved by a City approved third party consultant at the Applicant's expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building plans.

15. Fire Sprinklers

Fire sprinklers shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

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Water supply requirements shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

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20. Fire Flow

The fire flow for this project is 1500 GPM at 20 psi residual pressure from a single hydrant. As an automatic fire sprinkler system will be installed, the fire flow will be reduced by 75% establishing a required adjusted fire flow of 1,000 GPM at 20 psi residual pressure.

21. Construction Site Fire Safety

The project must comply with the construction site fire safety provisions as specified in the Fire Comment letter (Attachment F) dated July 28, 2020.

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PRIOR TO ISSUANCE OF BUILDING PERMIT

23. Grading and Drainage Plan

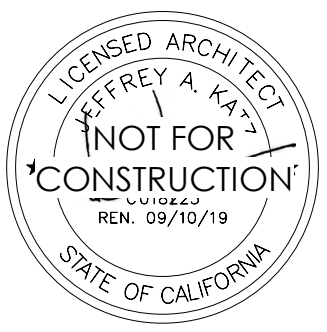
The Applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Division.

24. Construction Management Plan

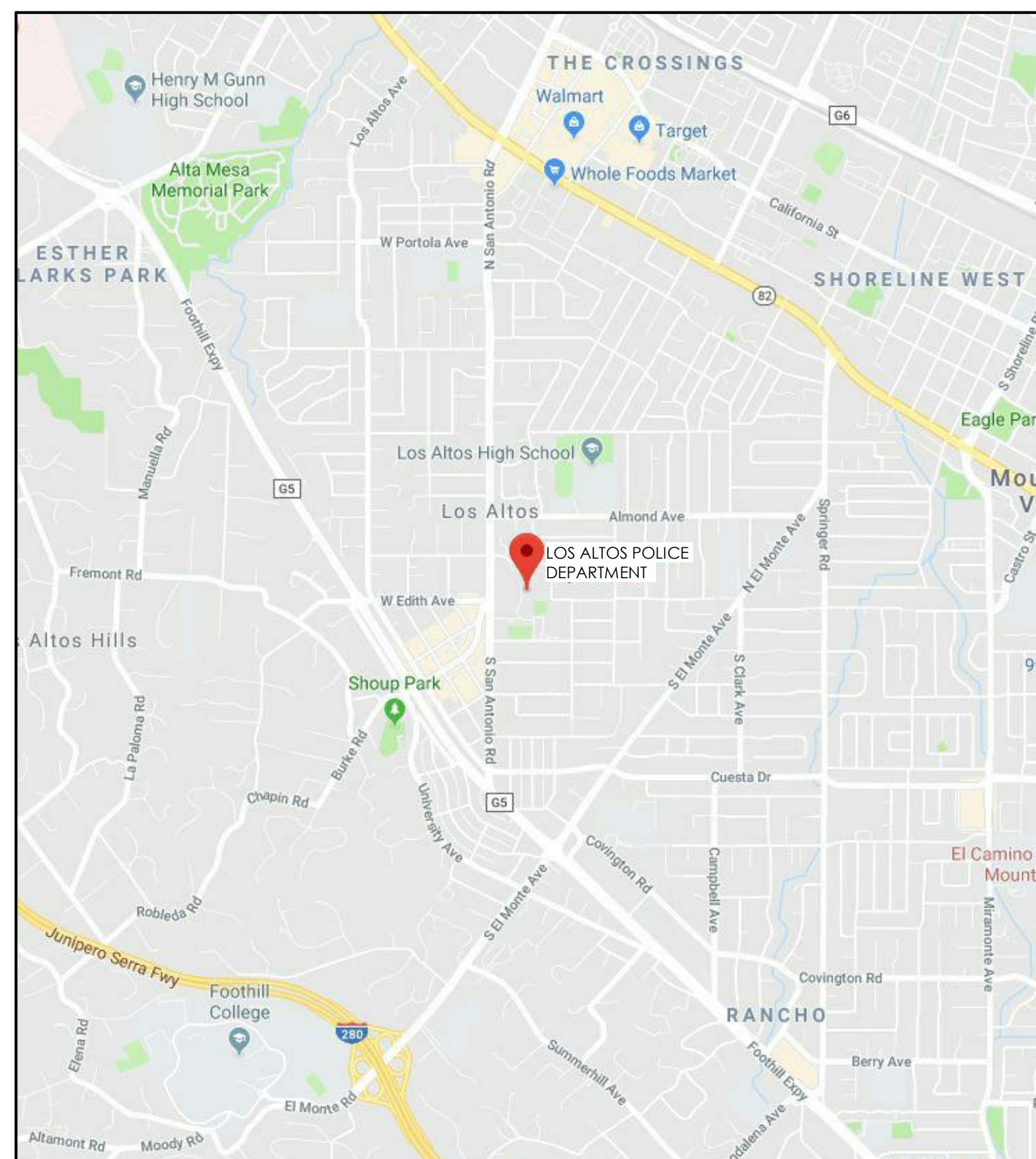
The Applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. The plan shall provide specific details with regard to how construction vehicle parking will be managed to minimize impacts on nearby single-family neighborhoods. A Transportation Permit, per the requirements in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the site. Applicant shall pay the applicable fees before the transportation permit can be issued by the Traffic Engineer.

LOS ALTOS POLICE DEPARTMENT EMERGENCY OPERATIONS CENTER

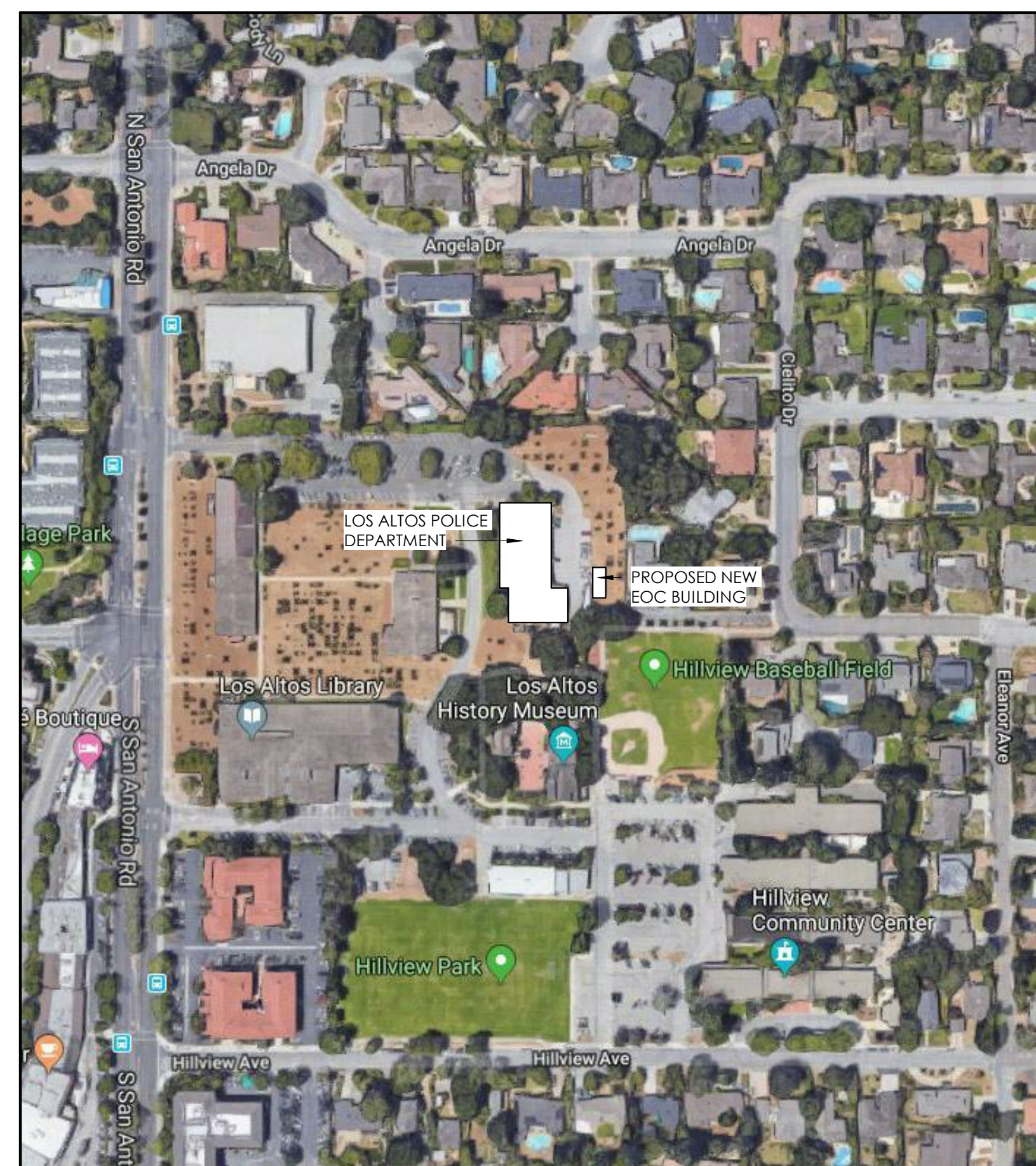
NORTH SAN ANTONIO ROAD LOS ALTOS, CA 94022



Location Map



Vicinity Map



Project Data

PROJECT ADDRESS: 1 NORTH SAN ANTONIO ROAD
LOS ALTOS, CA 94022

ASSESSOR'S PARCEL NO.: 170-43-001 & 170-42-029

OWNER: CITY OF LOS ALTOS

GOVERNING AGENCY: CITY OF LOS ALTOS
1 N. SAN ANTONIO ROAD
LOS ALTOS, CA 94022

GOVERNING CODES: 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

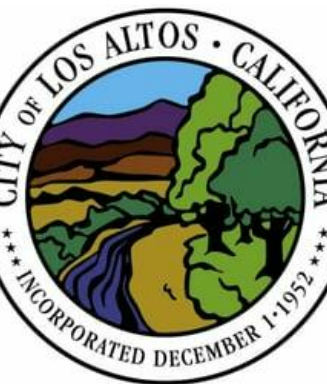
SCOPE OF WORK: PROVIDE A NEW EMERGENCY OPERATIONS CENTER BUILDING THAT INCLUDES A CONFERENCE ROOM, A MULTI-USE ROOM, A KITCHENETTE, A SINGLE-USER RESTROOM WITH A SHOWER AND SUPPORT ROOMS, A SEPARATE COVERED WALKWAY STRUCTURE WILL ALSO BE INCORPORATED INTO THE PROJECT. SITE WORK INCLUDES RELOCATE EXISTING TRAFFIC ENFORCEMENT TRAILER, INCREASING PARKING AREA, NEW STRIPING FOR THE PARKING LOT, ADDING ELECTRIC VEHICLE CHARGING STATIONS, AND ADDING AN ACCESSIBLE RAMP TO THE EXISTING BUILDING.

Legal Description

PARCEL: 170-43-001
A PARCEL OF LAND LOCATED IN THE STATE OF CA, COUNTY OF SANTA CLARA, WITH A SITUS ADDRESS OF 1 N SAN ANTONIO RD, LOS ALTOS CA 94022-3000 CURRENTLY OWNED BY LOS ALTOS CITY OF HAVING A TAX ASSESSOR NUMBER OF 170-43-001 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS AND DESCRIBED IN DOCUMENT NUMBER 1038494 DATED [N/A] AND RECORDED 1/11/1973.

NOTE:
A REGISTERED CALIFORNIA ARCHITECT, CIVIL OR STRUCTURAL ENGINEER SHALL OBSERVE THE WORK OF CONSTRUCTION AND SUBMIT AFFIDAVITS ATTESTING TO THE COMPLIANCE OF THE CONSTRUCTION WITH THE APPROVED CONTRACT DOCUMENTS.

PROJECT:
LOS ALTOS POLICE DEPARTMENT
EMERGENCY OPERATIONS CENTER
1 N SAN ANTONIO ROAD
LOS ALTOS, CA 94022



Project Team

ARCHITECTURE
JEFF KATZ ARCHITECTURE
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Disaaks@mcparlane.com

CIVIL
BKF ENGINEERS
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Pkiet@bkf.com

ELECTRICAL
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San Diego, CA 92123
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Anathanson@elenconsulting.com

STRUCTURAL
ZFA STRUCTURAL ENGINEERS
1390 El Camino Real, Suite 100
San Carlos, CA 94070
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Contact: Steve Patton
Stevep@zfa.com

GEO TECHNICAL ENGINEER
GEOCON CONSULTANTS, INC.
6671 Brisa Street
Livermore, CA 94550
(925) 371-5900 / (925) 371-5915 (FAX)
Contact: Shane Rodacker
Rodacker@geoconinc.com

DESCRIPTION: DATE:
PLANNING SUBMITTAL 03/30/20
PLANNING RESUBMITTAL 08/05/20
CITY COUNCIL SUBMITTAL 10/01/20

NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
APPROVED BY: JK
CHECKED BY: CM
DRAWN BY: KD

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

GENERAL PLAN: PUBLIC AND INSTITUTIONAL (PI)

ZONING: PUBLIC AND COMMUNITY FACILITIES (PCF)

CLIMATE ZONE: 4

OCCUPANCY GROUP: B, S-2

CONSTRUCTION TYPE: TYPE VB, SPRINKLERED

BUILDING AREA:	ALLOWABLE:	ACTUAL:
B	36,000 S.F.	1,180 N.S.F.
S-2	54,000 S.F.	361 N.S.F.
TOTAL BLDG AREA:	36,000 S.F.	1,541 N.S.F. 1,743 G.S.F.

ALLOWABLE BUILDING AREA CALC PER MIXED OCCUPANCY 506.2.4:
EQUATION 5-3: $A_0 = [A_1 + (N_5 \times I_1)]$

B: $A_0 = [36,000 + (9,000 \times 0)] = 36,000 \text{ S.F.}$

S-2: $A_0 = [54,000 + (13,500 \times 0)] = 54,000 \text{ S.F.}$

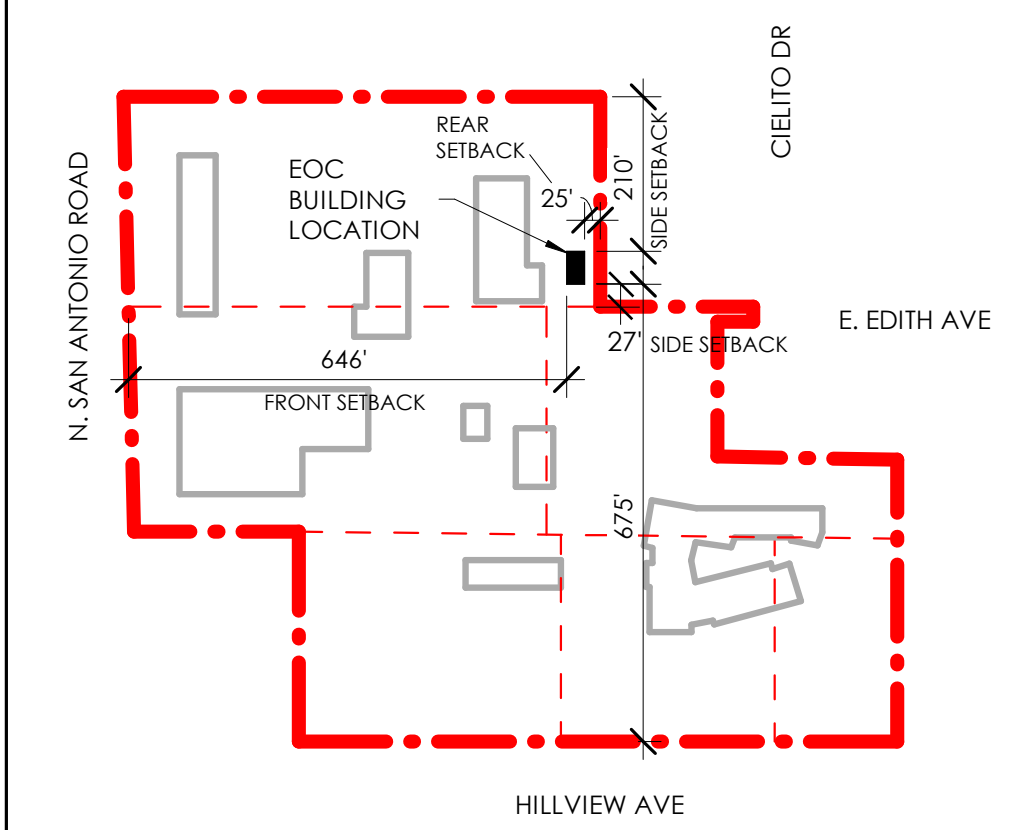
THE SUM OF THE RATIOS OF ACTUAL BUILDING AREA OF EACH OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH OCCUPANCY SHALL NOT EXCEED 1.
 $(1,181 \text{ S.F.} / 36,000 \text{ S.F.}) + (359 \text{ S.F.} / 54,000 \text{ S.F.}) = 0.039 < 1$

SITE AREA:	210,000 S.F. (4.82 ACRES)												
NUMBER OF STORIES:	1												
BUILDING HEIGHT:	ALLOWABLE: 30' - 0" ACTUAL: 17' - 4"												
PARKING:	<table border="1"> <tr> <td><u>Parking Required:</u></td> <td>Accessible Parking Spaces:</td> <td>1</td> </tr> <tr> <td><u>Parking Provided:</u></td> <td>Standard Parking Spaces:</td> <td>17</td> </tr> <tr> <td></td> <td>Accessible Parking Spaces:</td> <td>1</td> </tr> <tr> <td></td> <td>Total:</td> <td>18</td> </tr> </table>	<u>Parking Required:</u>	Accessible Parking Spaces:	1	<u>Parking Provided:</u>	Standard Parking Spaces:	17		Accessible Parking Spaces:	1		Total:	18
<u>Parking Required:</u>	Accessible Parking Spaces:	1											
<u>Parking Provided:</u>	Standard Parking Spaces:	17											
	Accessible Parking Spaces:	1											
	Total:	18											

SETBACKS:

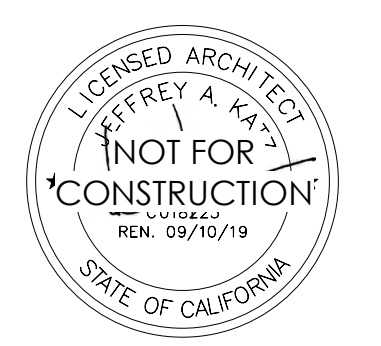
	REQUIRED	PROPOSED
FRONT	40'-0"	38'-0"
SIDES	25'-0"	27'-0"
REAR	50'-0"	25'-0"

CAMPUS KEY PLAN



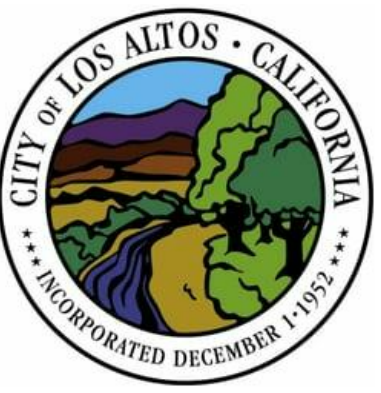
CONSTRUCTION NOTES

- 001 EXISTING POLICE ACCESS GATE
- 002 EXISTING ACCESSIBLE PARKING STALL
- 004 EXISTING FENCING
- 007 EXISTING PLAYGROUND
- 008 EXISTING CONCRETE WALKWAY
- 009 EXISTING LANDSCAPE
- 016 UTILITY AREA
- 033 EXISTING FIRE HYDRANT TO REMAIN
- 047 EXISTING ORCHARD TREE
- 048 EXISTING SITE LIGHTING
- 049 EXISTING SHADE TREE
- 092 PROPOSED PRIMARY CONSTRUCTION STAGING AREA
- 093 PROPOSED SECONDARY CONSTRUCTION STAGING AREA
- 094 PROPOSED ON SITE CONSTRUCTION PARKING AREA
- 095 PROPOSED ANTICIPATED TRUCK ROUTING
- 102 PARCEL LINE
- 162 RELOCATED I.T. TRAILER
- 163 PROPOSED EOC BUILDING



JKA
 jeff katz
ARCHITECTURE
 6333 DEL CERRO BLVD., SAN DIEGO, CA 92120
 619.698.9177 | www.jeffkatzarchitecture.com

PROJECT:
 LOS ALTOS POLICE DEPARTMENT
 EMERGENCY OPERATIONS CENTER
 1 N SAN ANTONIO ROAD
 LOS ALTOS, CA 94022



DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING RESUBMITTAL	08/05/20
CITY COUNCIL SUBMITTAL	10/01/20

LEGEND

- PROPERTY LINE
- EXISTING ITEM TO REMAIN
- EXISTING FENCE
- EXISTING
- PROPOSED

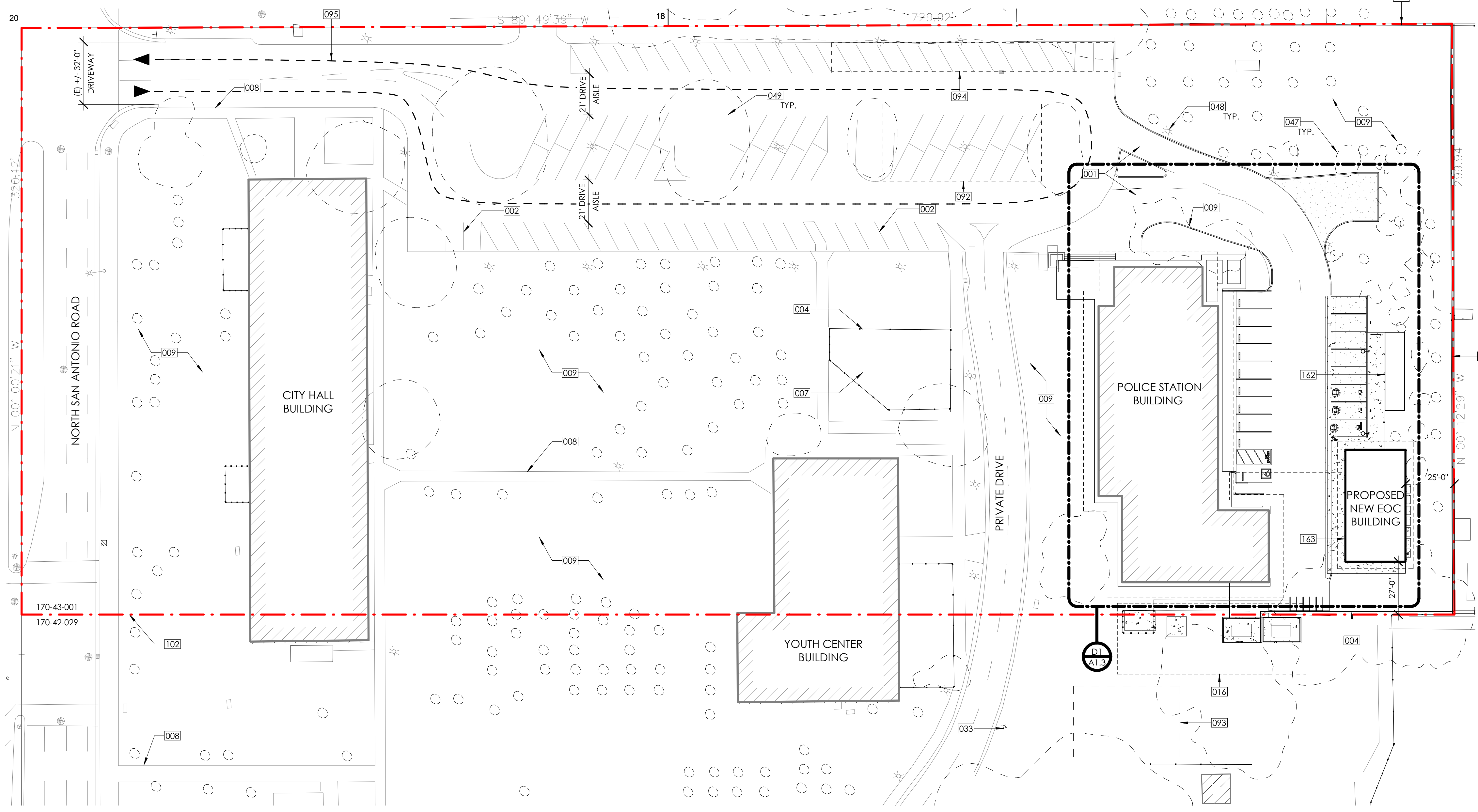
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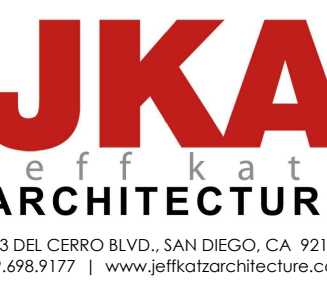
PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: CM
 DRAWN BY: KD

SHEET TITLE:
OVERALL SITE PLAN

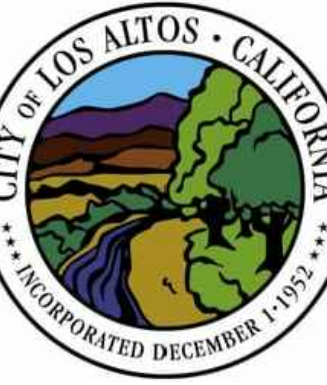
SHEET NUMBER:

A1.1





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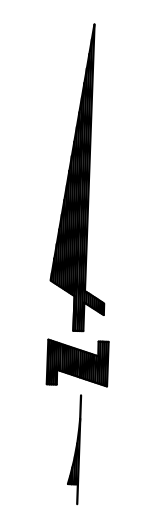
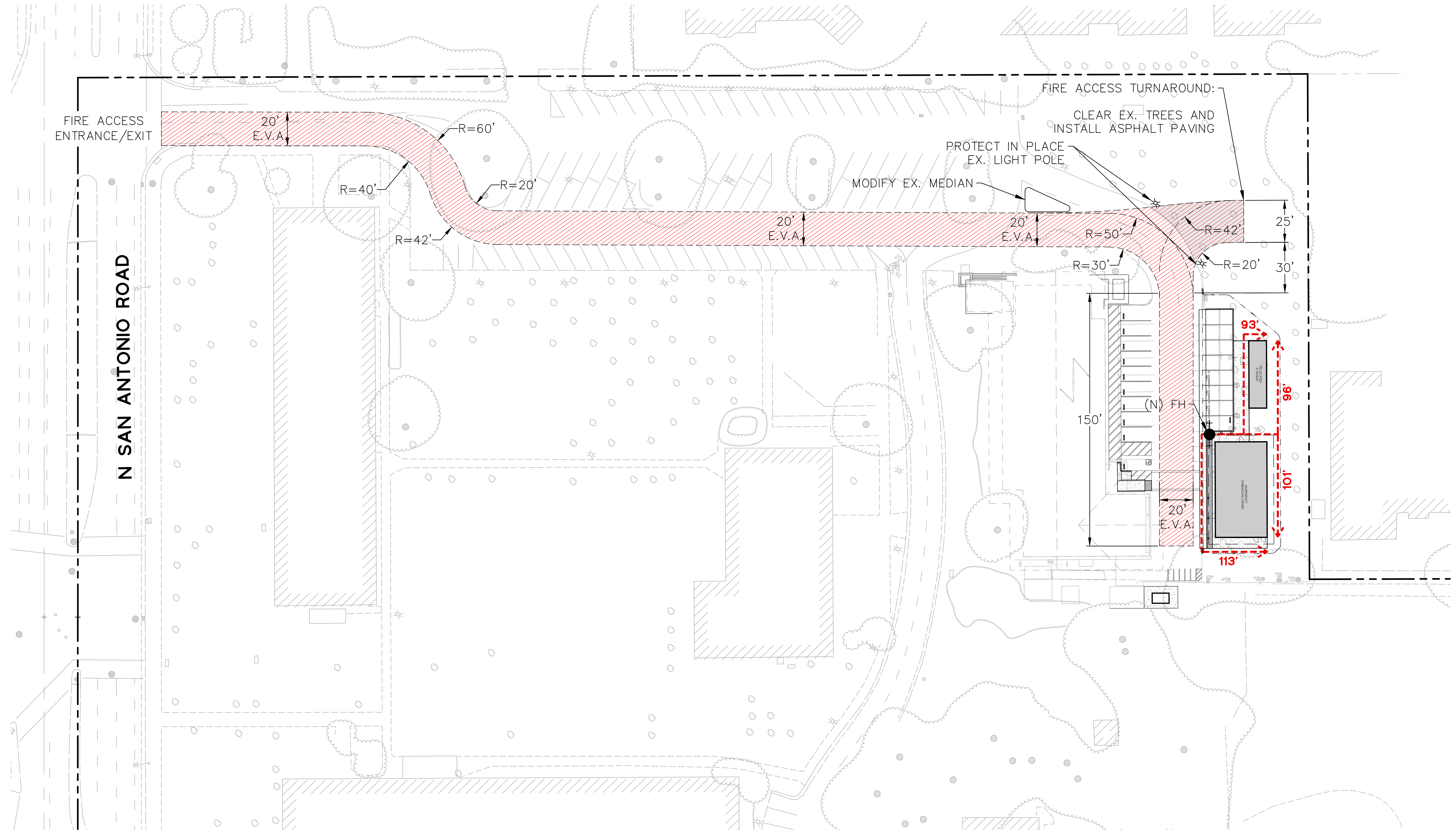
PROJECT NUMBER: 20181302
 APPROVED BY: PK
 CHECKED BY: PC
 DRAWN BY: JH

SHEET TITLE:
 FIRE ACCESS EXHIBIT

SHEET NUMBER:
C5.0

LEGEND

- PROPERTY LINE
- EMERGENCY VEHICLE ACCESS (E.V.A.)
- HOSE REACH
- PROPOSED FIRE HYDRANT
- PROPOSED BUILDING
- ASPHALT PAVING



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IMPERVIOUS AND PERVIOUS SURFACES SUMMARY		
	PRE-PROJECT (SQ. FT.)	POST-PROJECT (SQ. FT.)
PERVIOUS SURFACE	3,851	0
IMPERVIOUS SURFACE	3,539	7,390

LEGEND

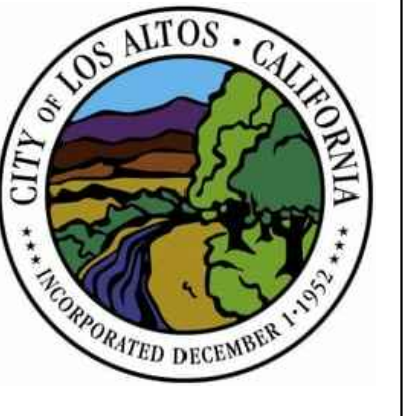
- PROPERTY LINE
- ADJACENT LOT LINE
- SAWCUT LINE
- VERTICAL CURB
- 12" AC DEEP LIFT
- AC PAVING 3" AC/8" CL II AB
- 1.5" GRIND & OVERLAY
- CONCRETE 4" PCC/4" CL II AB
- PARKING COUNT
- EV CHARGER
- FIRE HYDRANT PER SPEC W-2, SANTA CLARA COUNTY FIRE DEPT STANDARD DETAILS AND SPECIFICATIONS

SITE PLAN KEY NOTES

- 1 CONSTRUCT VERTICAL CURB PER CLA STD SU-6, SHEET C5.1
- 2 CONSTRUCT FLUSH CURB
- 3 CONSTRUCT VALLEY GUTTER PER DETAIL 3, SHEET C5.0
- 4 AC CONCRETE BERM PER PER CLA STD SU-7, SHEET C5.1
- 5 CONSTRUCT CONCRETE WALKWAY PER DETAIL 2, SHEET C5.0
- 6 CONSTRUCT TRUNCATED DOMES PER DETAIL 4, SHEET C5.0
- 7 CONSTRUCT ACCESSIBLE HANDICAP RAMP W/ HANDRAILS. SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAILS
- 8 4" SOLID WHITE STRIPE (PARKING STRIPE)
- 9 12" SOLID WHITE STRIPE (CROSSWALK STRIPE)
- 10 INSTALL WHEEL STOP PER DETAIL 5, SHEET C5.0
- 11 CONCRETE BELOW TRAILER TO BE 6" PCC/6" CL II AB W/ #3 REBAR @ 18" O.C. BOTH DIRECTIONS (TO BE VERIFIED WITH STRUCTURAL ENGINEER)
- 12 CONCRETE PAD FOR GENERATOR TO BE 6" PCC/6" CL II AB (TO BE VERIFIED WITH ELECTRICAL ENGINEER)
- 13 CONSTRUCT VAN ACCESSIBLE PARKING STALL PER DETAIL 5, SHEET C5.0
- 14 CONSTRUCT BOLLARD. SEE ARCHITECTURAL PLANS FOR BOLLARD DETAILS
- 15 INSTALL EV CHARGING STATION PORT AND ELEC INFRASTRUCTURE PER ELECTRICAL PLANS
- 16 EACH ACCESSIBLE EV SPACE SHALL HAVE SURFACE MARKING STATING "EV CHARGING ONLY" IN LETTERS 12 INCHES HIGH MINIMUM IN COMPLIANCE WITH CBC SECTION 11B-812.9. ALIGN WITH BACK OF STALL.
- 17 CONSTRUCT SERVICE RAMP



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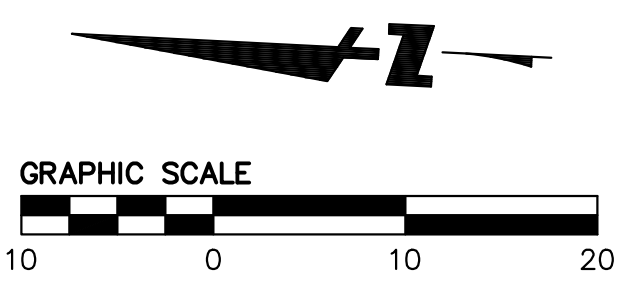
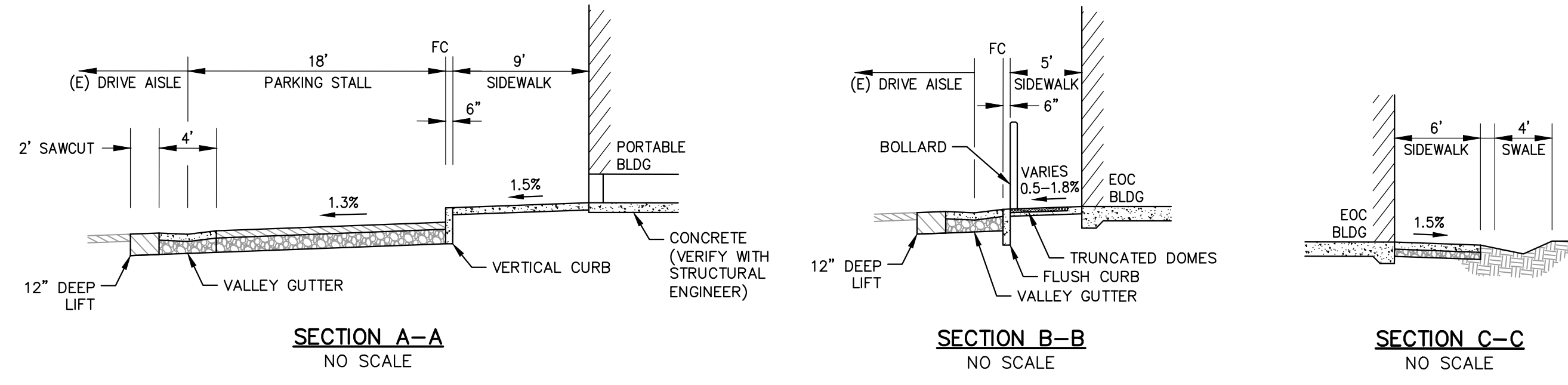
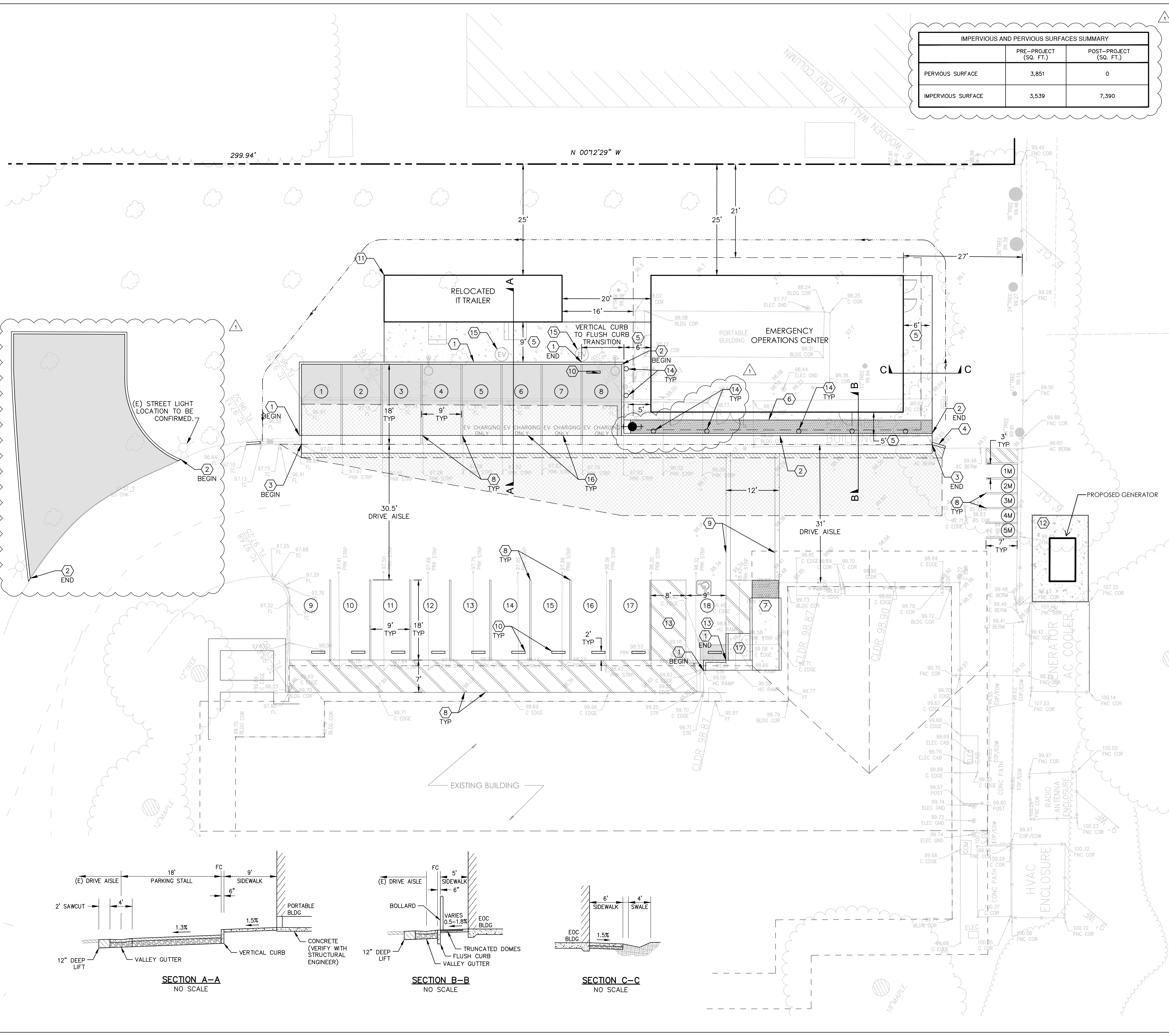
DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING RESUBMITTAL	08/05/20
CITY COUNCIL SUBMITTAL	10/01/20

NOT FOR CONSTRUCTION

PROJECT NUMBER: 20181302
 APPROVED BY: PK
 CHECKED BY: PC
 DRAWN BY: JH

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 C2.0



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LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- FLUSHED CURB
- CURB AND GUTTER
- ROLLED CURB AND GUTTER
- OVERLAND RELEASE
- REINSTALL EX. SITE LIGHTING (SEE ELECTRICAL PLANS)
- FIRE HYDRANT

TOTAL AREA DISTURBED: ±7,390 SF



JKA

ARCHITECTURE

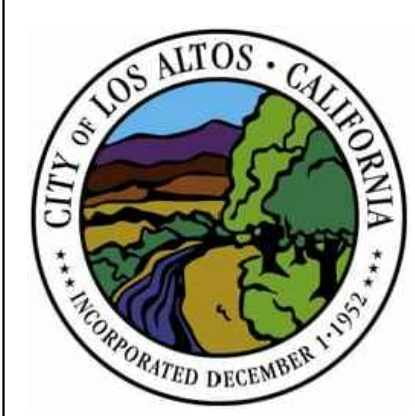
4553 DEL CERRILLO BLVD., SAN DIEGO, CA 92120
619.498.9177 | www.jkaarchitecture.com

BKF

ENGINEERS
SURVEYORS
PLANNERS

1730 N. 1603 ST. STE. 400, SAN JOSE, CA 95128
408.467.9100 | www.bkf.com

PROJECT:
LOS ALTOS POLICE DEPARTMENT
EMERGENCY OPERATIONS CENTER
1 N SAN ANTONIO ROAD
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DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING RESUBMITTAL	08/05/20
CITY COUNCIL SUBMITTAL	10/01/20

NOT FOR CONSTRUCTION

PROJECT NUMBER: 20181302
APPROVED BY: PK
CHECKED BY: PC
DRAWN BY: JH

SHEET TITLE:
GRADING & UTILITY PLAN

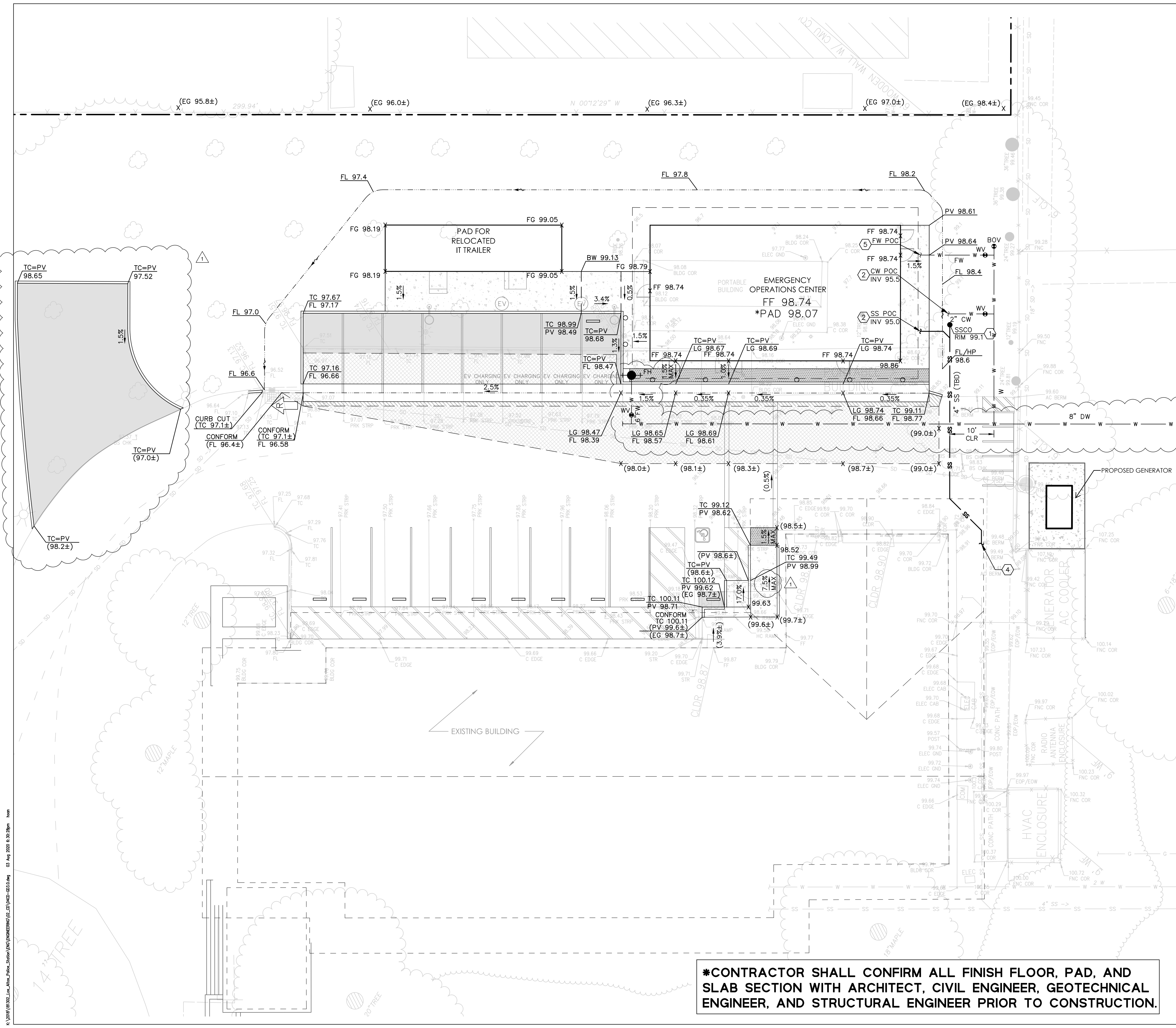
SHEET NUMBER:
C3.0

GRADING KEY NOTES

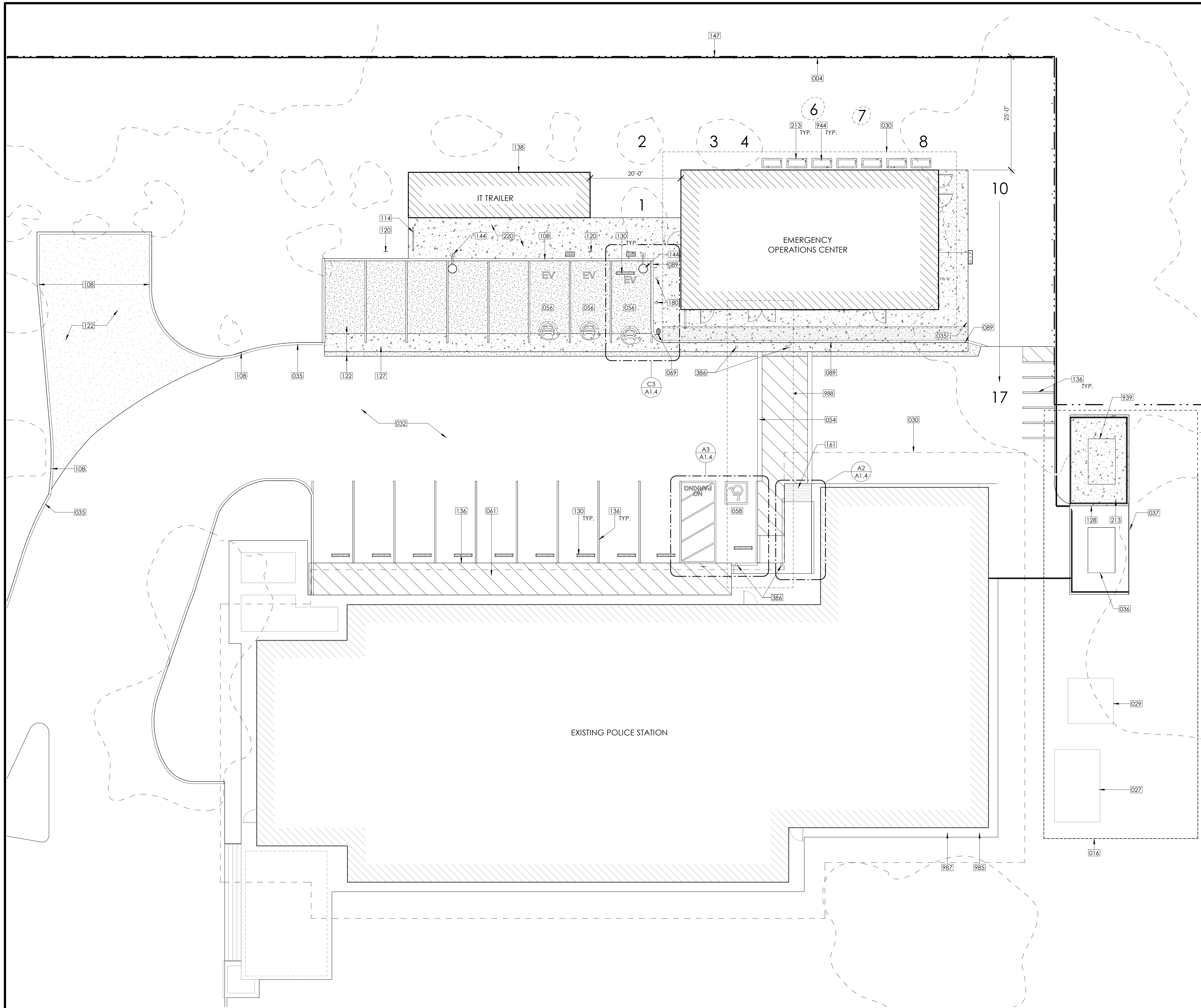
- ① INSTALL SSCO PER CLA STD SS-6, SHEET C5.1.
- ② SEE PLUMBING PLANS.
- ③ TIE-IN TO (E) WATER MAIN. CONTRACTOR TO VIF.
- ④ CONNECT TO (E) SANITARY SEWER LATERAL. CONTRACTOR TO VIF..
- ⑤ SEE FIRE SPRINKLER PLANS.

GRAPHIC SCALE
10 0 10 20

***CONTRACTOR SHALL CONFIRM ALL FINISH FLOOR, PAD, AND SLAB SECTION WITH ARCHITECT, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.**



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CONSTRUCTION NOTES

- 004 EXISTING FENCING
- 016 UTILITY AREA
- 027 EXISTING HVAC ENCLOSURE TO REMAIN
- 029 EXISTING RADIO ANTENNA ENCLOSURE TO REMAIN
- 030 LINE OF OVERHANG ABOVE
- 032 EXISTING ASPHALT PAVING TO REMAIN
- 035 EXISTING CONCRETE CURB TO REMAIN
- 036 EXISTING GENERATOR TO REMAIN, SEE ELECTRICAL
- 037 EXISTING GENERATOR ENCLOSURE TO REMAIN
- 054 ACCESSIBLE CROSSWALK, SEE CIVIL AND SHEET T-7
- 056 EV CHARGING ONLY PARKING STALL
- 058 ACCESSIBLE PARKING SPACE
- 061 STRIPING, SEE CIVIL
- 069 FIRE HYDRANT, SEE CIVIL
- 089 ZERO CURB, SEE CIVIL
- 108 6" CONCRETE CURB
- 114 BIKE RACK, SEE A3/A1.4
- 120 REINSTALL EXISTING SIGNAGE
- 122 ASPHALT PAVING, SEE CIVIL
- 127 CONCRETE SWALE, SEE CIVIL
- 128 GENERATOR ENCLOSURE
- 130 CONCRETE WHEEL STOP, SEE CIVIL AND SEE B3/T-7
- 136 PARKING STRIPING, SEE CIVIL AND SHEET T-7
- 138 RELOCATE AND REINSTALL EXISTING IT TRAILER
- 144 REINSTALL EXISTING SITE LIGHTING, SEE ELECTRICAL
- 147 PROPERTY LINE
- 161 DETECTABLE WARNING, SEE CIVIL AND B1/T-7
- 180 BOLLARD, SEE D3/A1.4 AND CIVIL
- 213 CONCRETE UTILITY PAD, SEE CIVIL
- 220 CONCRETE WALKWAY, SEE CIVIL
- 386 COVERED WALKWAY STRUCTURAL COLUMN
- 939 GENERATOR, SEE ELECTRICAL
- 944 PAD MOUNTED HVAC UNIT, SEE MECHANICAL
- 985 EXISTING AUTOMATIC TRANSFER SWITCH, SEE ELECTRICAL
- 987 EXISTING MAIN METER, SEE ELECTRICAL
- 988 COVERED WALKWAY / LINE OF COVER ABOVE

NOTES

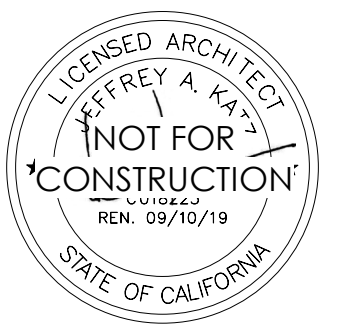
1. SEE A1.1 FOR ADDITIONAL NOTES.
2. TRASH FACILITIES LOCATED ON PROPERTY OUTSIDE OF PLAN VIEW EXTENTS.

ARBORIST REPORT

TREE #	TREE SPECIES	TREE SIZE (DSH)
1.	APRICOT TREE	16"
2.	APRICOT TREE	11"
3.	STUMP	17"
4.	APRICOT TREE	13"
6.	APRICOT TREE	14"
7.	STUMP	10"
8.	APRICOT TREE	4"
10.	COAST LIVING OAK	14"
11.	COAST LIVING OAK	7"
12.	COAST LIVING OAK	27"
13.	PRIVET TREE	15"
14.	PRIVET TREE	15"
15.	COAST LIVING OAK	20"
16.	COAST LIVING OAK	19"
17.	COAST LIVING OAK	25"

LEGEND

- CONCRETE PAVING
- ASPHALT PAVING
- PROPERTY LINE
- EXISTING ITEM TO REMAIN
- EXISTING FENCE
- SITE LIGHTING, SEE ELECTRICAL
- SIGNAGE



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 PLANNING 08/05/20
 RESUBMITTAL
 CITY COUNCIL 10/01/20
 SUBMITTAL

NOT FOR CONSTRUCTION
 PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: CM
 DRAWN BY: KD

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.3

CONSTRUCTION NOTES

- 386 COVERED WALKWAY STRUCTURAL COLUMN
- 756 WHITEBOARD
- 767 MOP SINK, SEE PLUMBING
- 768 DOWNSPOUT
- 772 WALL MOUNTED TV AND BRACKET, PROVIDE BLOCKING
- 902 ELECTRICAL PANEL, SEE ELECTRICAL
- 932 FLOOR DRAIN, SEE PLUMBING
- 980 UTILITY SWITCHBOARD, SEE ELECTRICAL
- 986 WATER HEATER, SEE PLUMBING



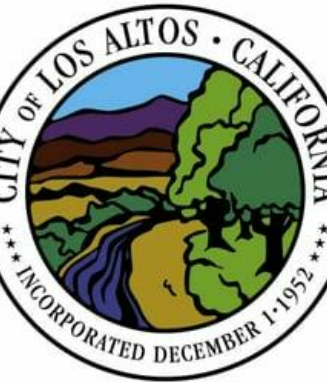
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PROJECT:

LOS ALTOS POLICE
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EMERGENCY
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LOS ALTOS, CA 94022

NOTES

1. SEE A2.2 FOR DIMENSION PLANS
2. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION
3. SEE A2.3 FOR REFLECTED CEILING PLANS
4. SEE A4.9 & A4.10 FOR WALL TYPES
5. SEE A6.1 FOR ROOM FINISH SCHEDULE
6. SEE A6.2 FOR DOOR, WINDOW AND STOREFRONT SCHEDULE
7. STAINLESS STEEL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR OF BUILDING
8. VERIFY LOCATION OF ALL STATION ALERTING EQUIPMENT WITH ARCHITECT PRIOR TO ROUGH-IN
9. ACCESSIBLE RESTROOMS 102 AND 117 ON THE FIRST FLOOR SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS AND NOTES ON DETAILS A3/T-3 AND D3/T-3. LAVATORIES SHALL COMPLY WITH DETAILS C1/T-4 AND C2/T-4.
10. SEE DETAIL A1/A7.9 FOR PERPENDICULAR ABUTMENT AT CONCRETE/ STUD WALL.



DESCRIPTION: **DATE:**

PLANNING 03/30/20
SUBMITTAL
PLANNING 08/05/20
RESUBMITTAL
CITY COUNCIL 10/01/20
SUBMITTAL

LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL

NOT FOR CONSTRUCTION

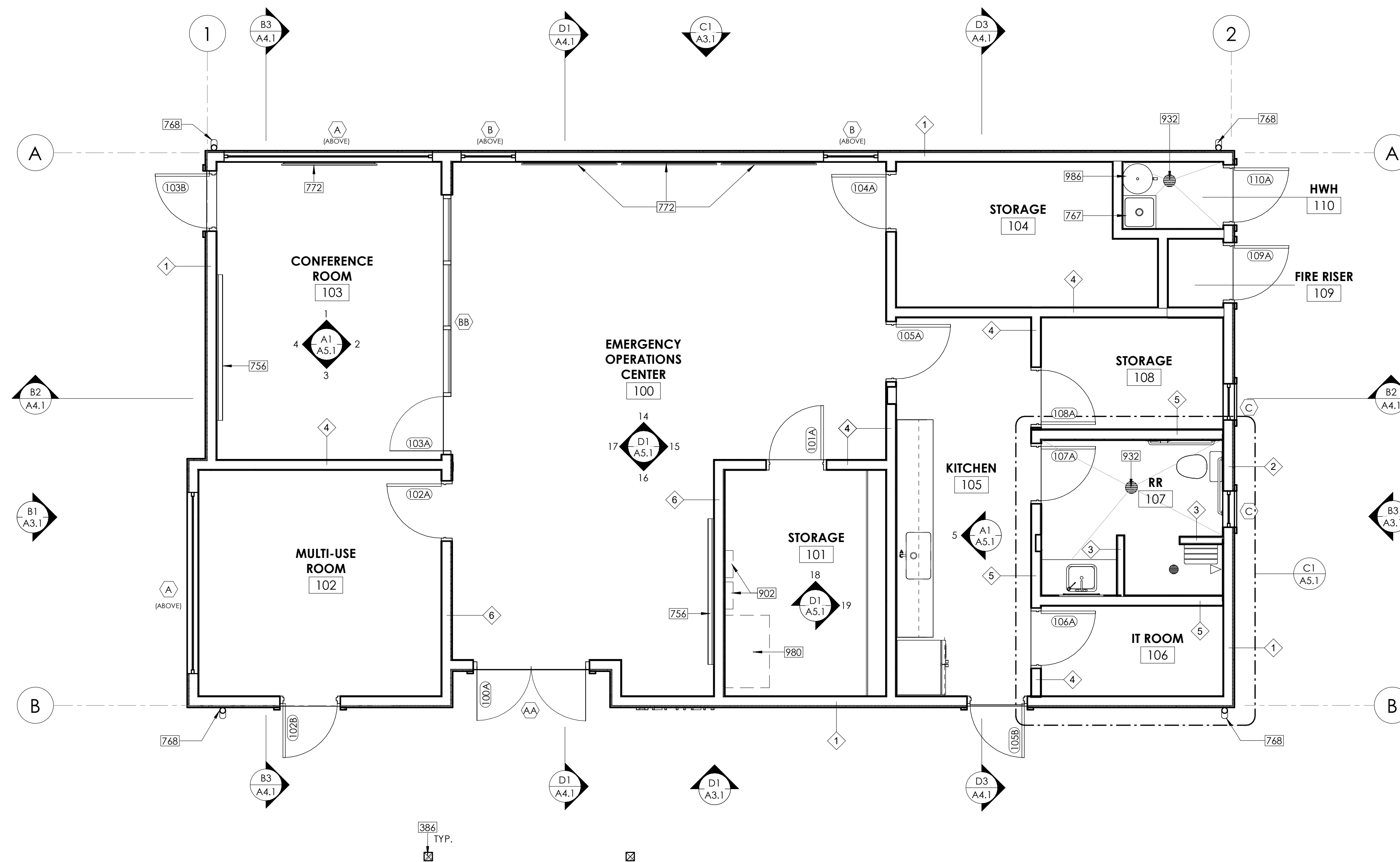
PROJECT NUMBER: 180803
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DRAWN BY: KD

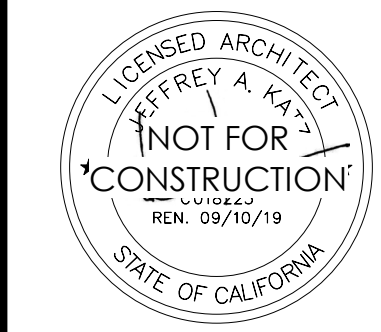
SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A2.1





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j e f f k a t z
ARCHITECTURE
633 DEL CERRO BLVD., SAN DIEGO, CA 92120
619.698.9177 | www.jeffkatzarchitecture.com

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PROJECT NUMBER: 180803
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CHECKED BY: CM
DRAWN BY: KD

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A2.4

CONSTRUCTION NOTES

- 031 LINE OF WALL BELOW
- 769 GUTTER
- 988 VENT THROUGH ROOF. SEE PLUMBING

NOTES

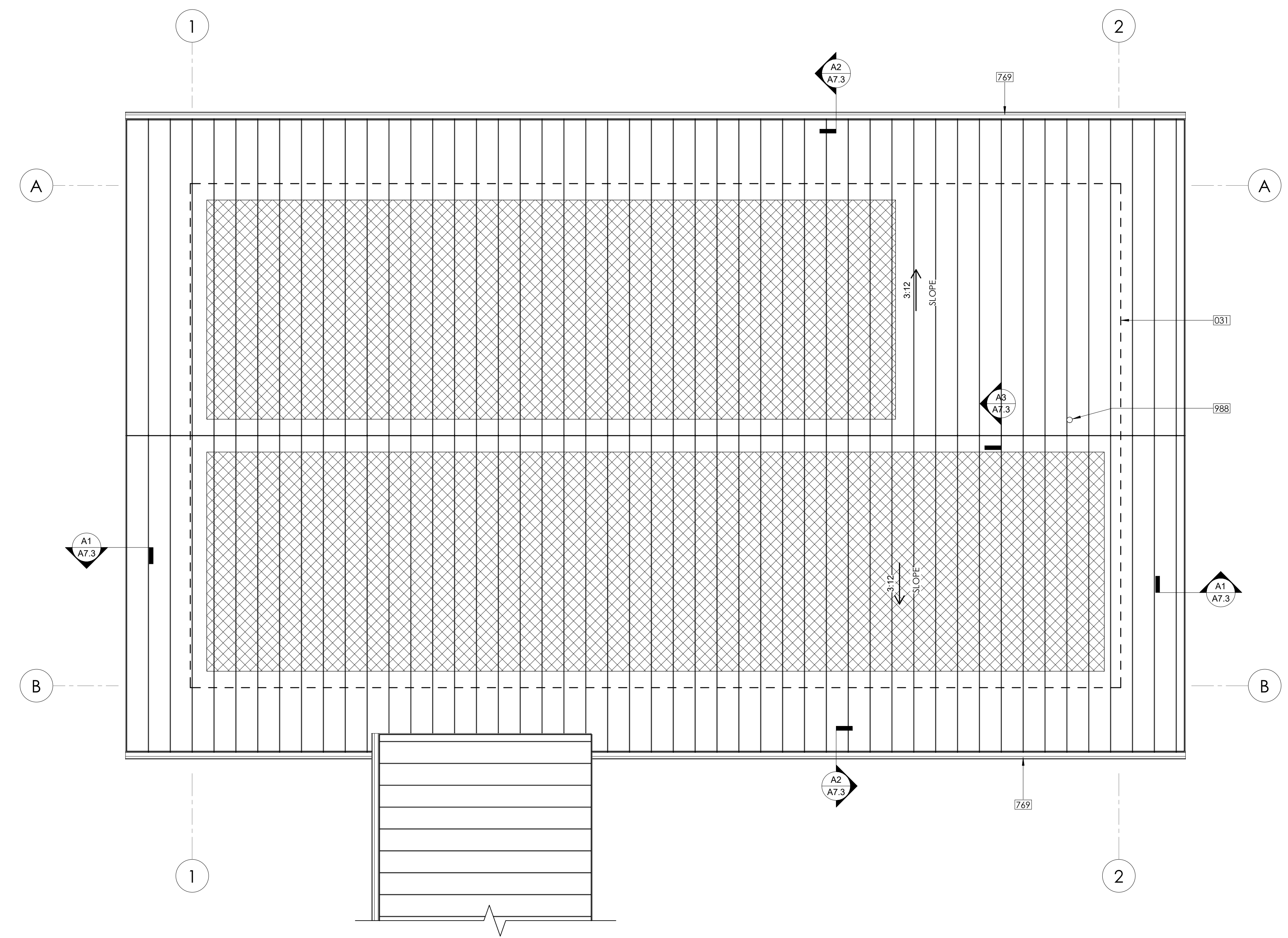
1. CONTRACTOR SHALL VERIFY DIMENSIONS AND LAYOUT OF ALL FIXTURES AND EQUIPMENT WITH ARCHITECT PRIOR TO ROUGH IN. REQUEST CLARIFICATION FOR ANY DIMENSIONS NOT SHOWN.
2. PROVIDE STAINLESS STEEL ACCESS PANELS AS REQUIRED FOR MECHANICAL EQUIPMENT. SEE MECHANICAL.
3. REFER TO ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR LOCATION OF EQUIPMENT, VENTS, DUCTS, ETC.
4. FOIL-FACED BATT INSULATION R-30 AT ROOF CAVITY.
5. DUCT AND CONDUIT PENETRATIONS THROUGH ROOF - SEE ARCH DETAILS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
6. VAPOR BARRIER WILL BE PROVIDED ON WARM-IN WINTER SIDE OF ATTIC INSULATION.

ATTIC VENT CALCULATION

2,508 S.F. / 300 S.F. = 8.36 S.F. MINIMUM
4.18 S.F. LOW
4.18 S.F. HIGH

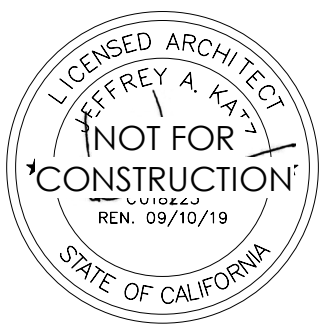
LEGEND

- STANDING SEAM METAL ROOF
- SOLAR READY AREA



CONSTRUCTION NOTES

- 068 TACTILE SIGNAGE, SEE SHEET T-6 AND FLOOR PLAN FOR TYPE
- 421 DOOR AND FRAME, SEE DOOR SCHEDULE
- 422 DOOR AS SCHEDULED
- 440 ACCESS CARD READER, SEE ELECTRICAL
- 471 WINDOW, SEE WINDOW SCHEDULE
- 768 DOWNSPOUT
- 769 GUTTER
- 815 CEMENT FIBER BOARD TRIM
- 890 LOW GABLE VENT (4.18 SF)
- 903 WALL MOUNTED EXTERIOR LIGHT FIXTURE
- 952 MECHANICAL EQUIPMENT, SEE MECHANICAL

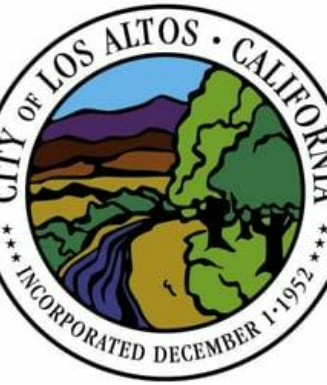


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PROJECT:

LOS ALTOS POLICE
 DEPARTMENT
 EMERGENCY
 OPERATIONS CENTER

1 N SAN ANTONIO ROAD
 LOS ALTOS, CA 94022



DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING RESUBMITTAL	08/05/20
CITY COUNCIL SUBMITTAL	10/01/20

NOT FOR CONSTRUCTION

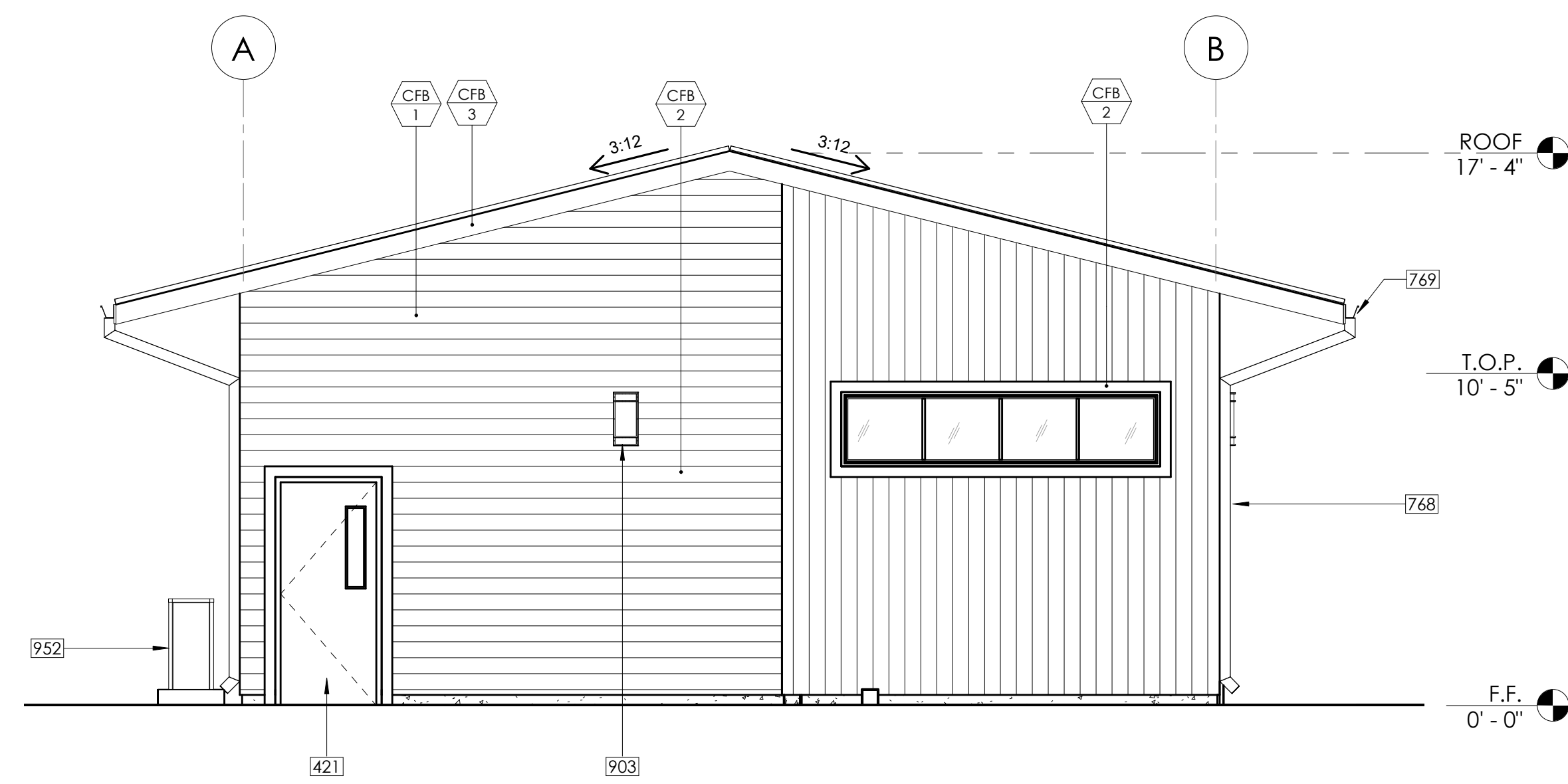
PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: CM
 DRAWN BY: KD

SHEET TITLE:

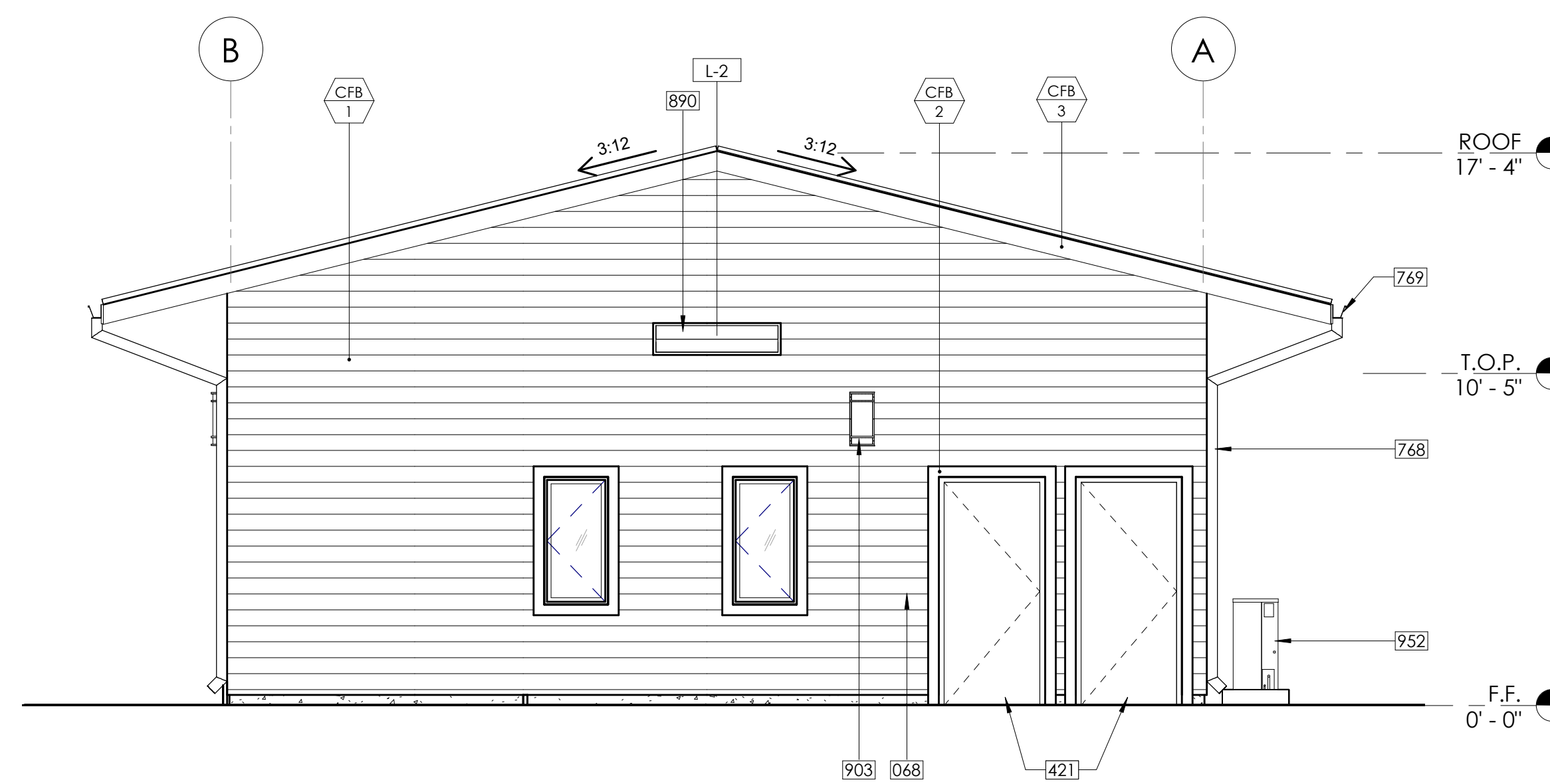
EXTERIOR ELEVATIONS

SHEET NUMBER:

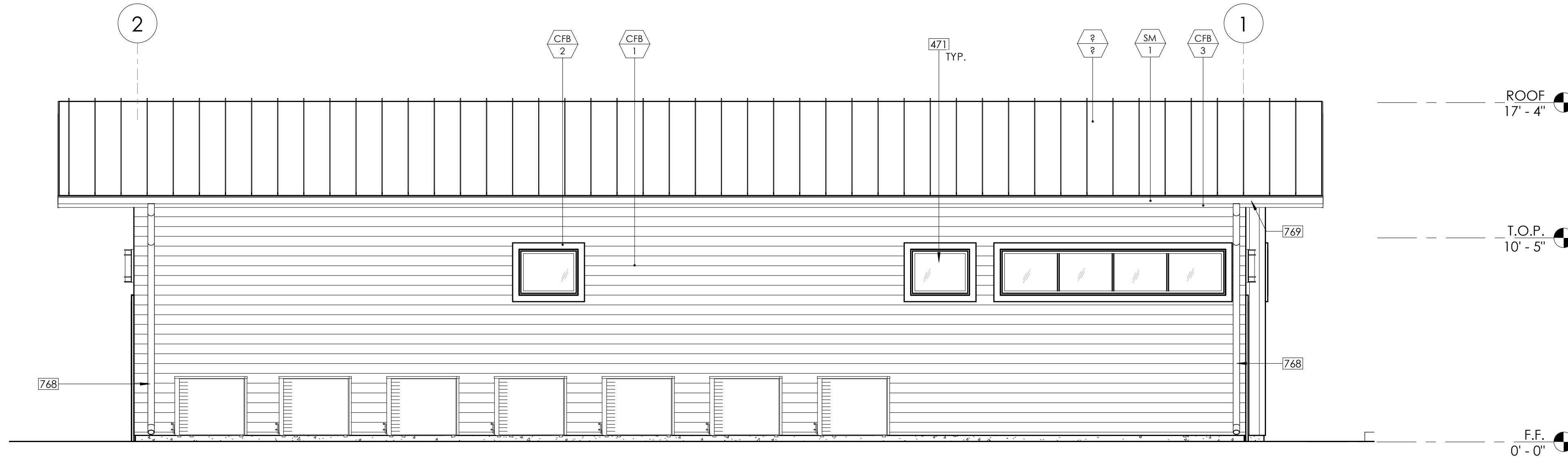
A3.1



B1 EOC - LEFT SIDE
 A3.1 SCALE: 1/4" = 1'-0"



B3 EOC - RIGHT SIDE
 A3.1 SCALE: 1/4" = 1'-0"



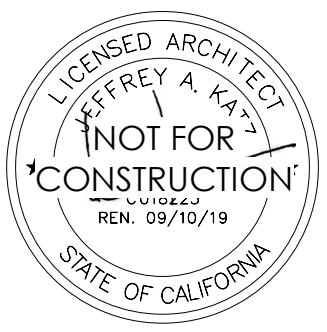
C1 EOC - REAR
 A3.1 SCALE: 1/4" = 1'-0"



D1 EOC - FRONT
 A3.1 SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

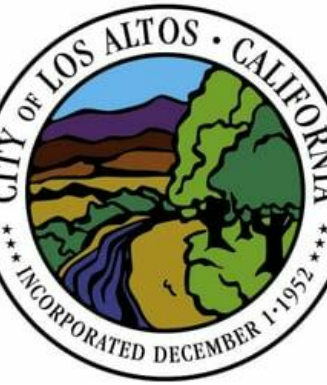
- 373 PREFABRICATED WOOD TRUSSES, SEE STRUCTURAL
- 374 GIRDER TRUSS, SEE STRUCTURAL
- 376 DROPPED DRAG/GABLE END TRUSS, SEE STRUCTURAL
- 377 DRAG TRUSS, SEE STRUCTURAL
- 381 2X OUTRIGGER FRAMING AT GABLE END EAVES, SEE STRUCTURAL
- 421 GYPSUM BOARD CEILING, SEE FINISH SCHEDULE FOR TYPE AND FINISH
- 668 SUSPENDED ACOUSTICAL CEILING
- 769 GUTTER
- 808 COMPOSITE SHINGLE ROOFING
- 839 THERMAL BATT INSULATION, R-19
- 840 THERMAL BATT INSULATION, R-30
- 841 SOUND ATTENUATION BATT INSULATION



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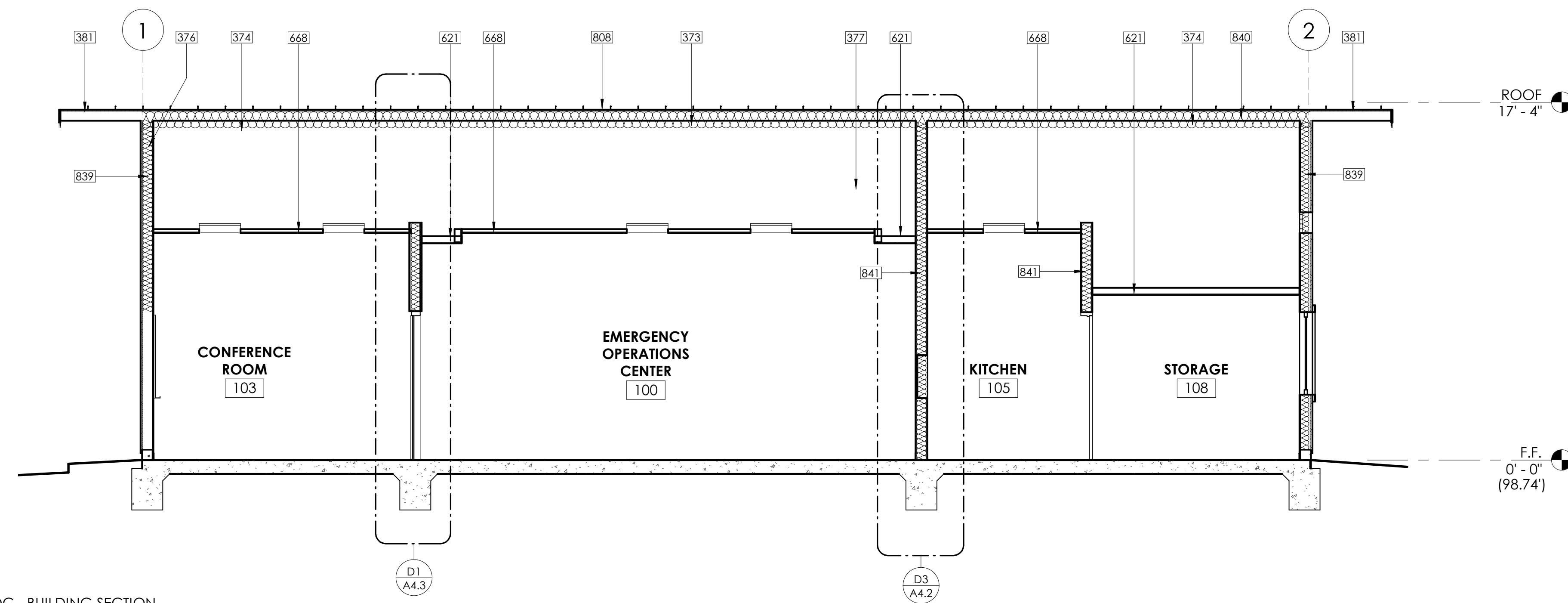
PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: CM
 DRAWN BY: KD

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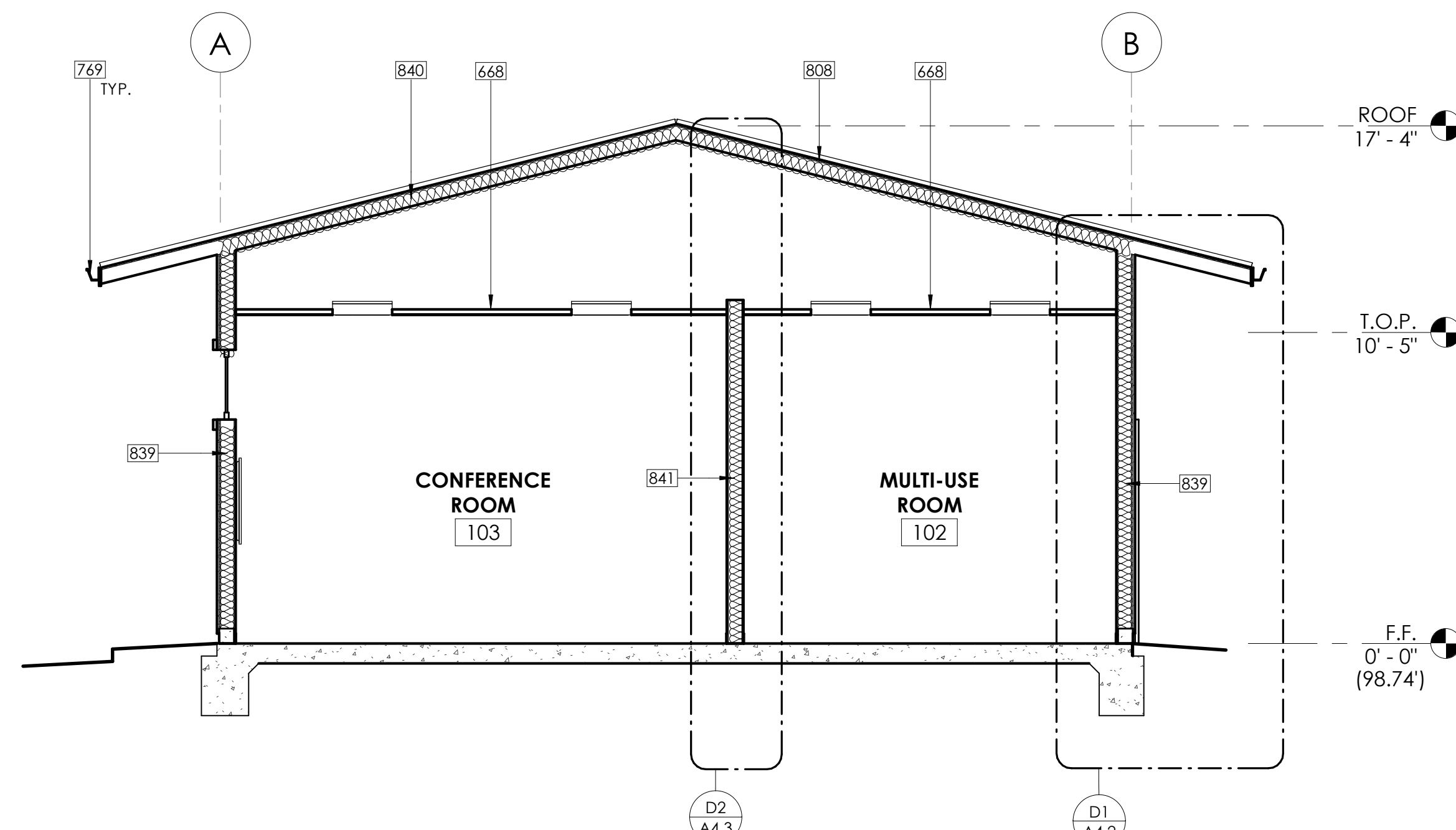
BUILDING SECTIONS

SHEET NUMBER:

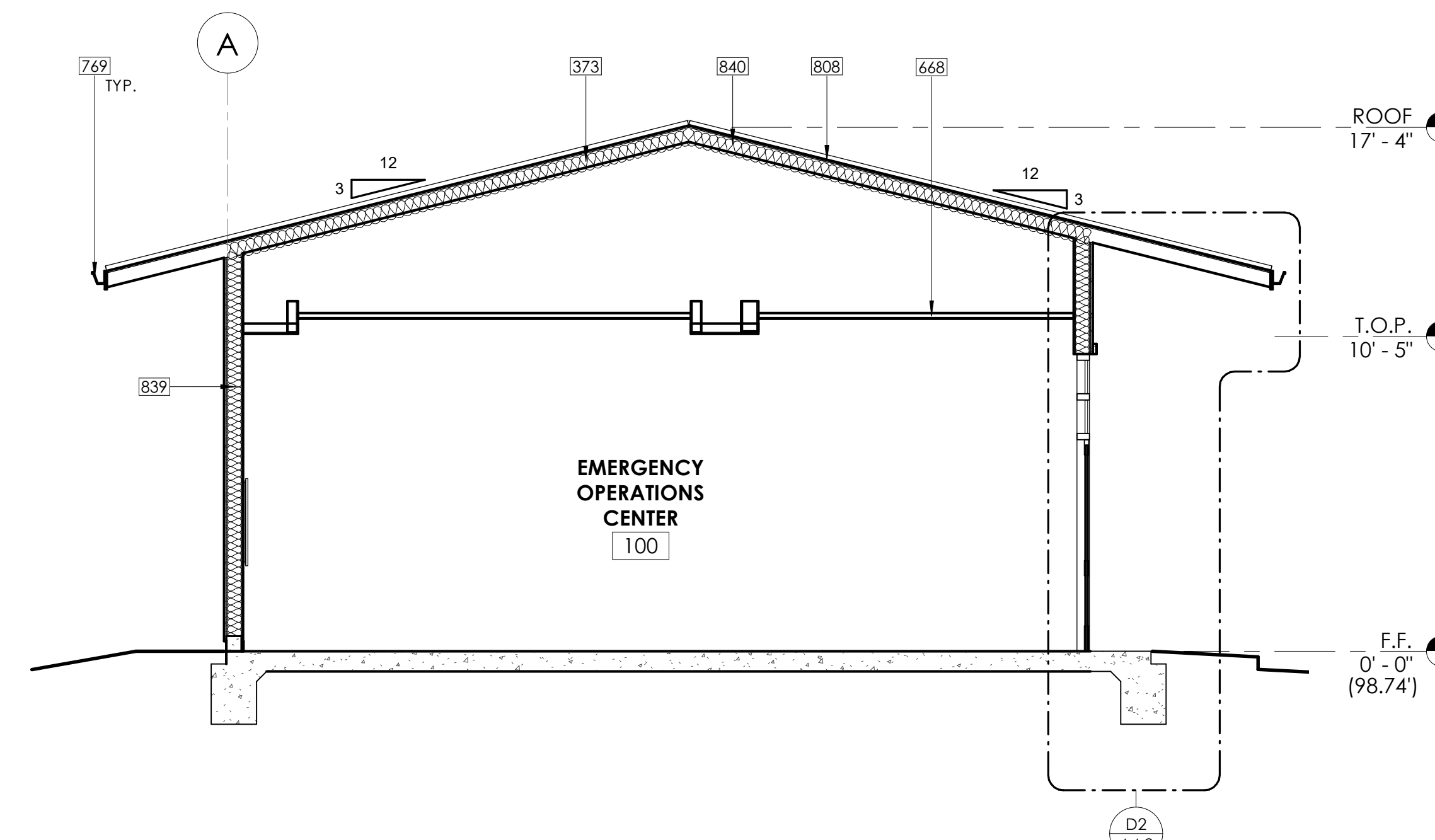
A4.1



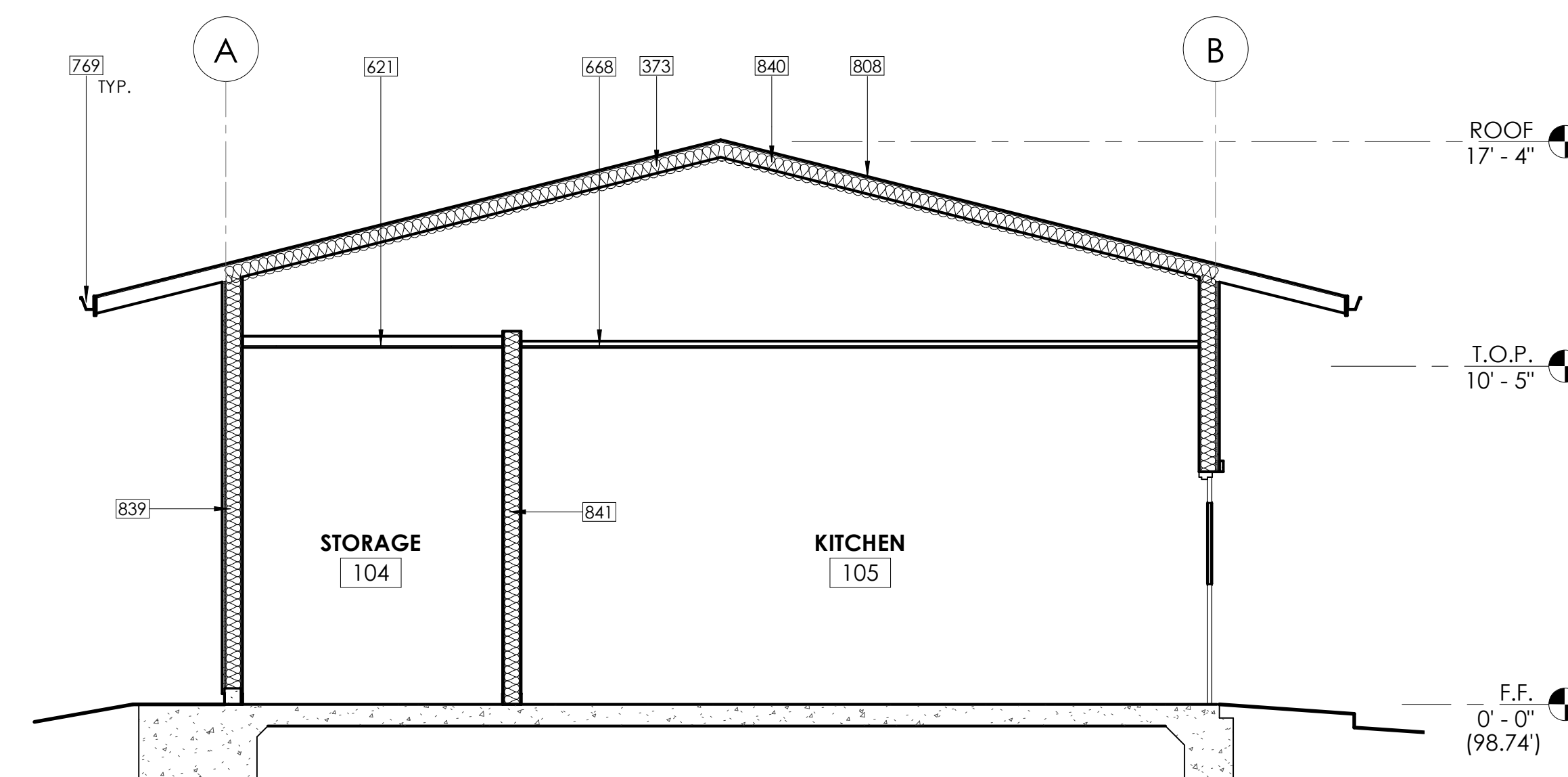
B2 EOC - BUILDING SECTION
 A4.1 SCALE: 1/4" = 1'-0"



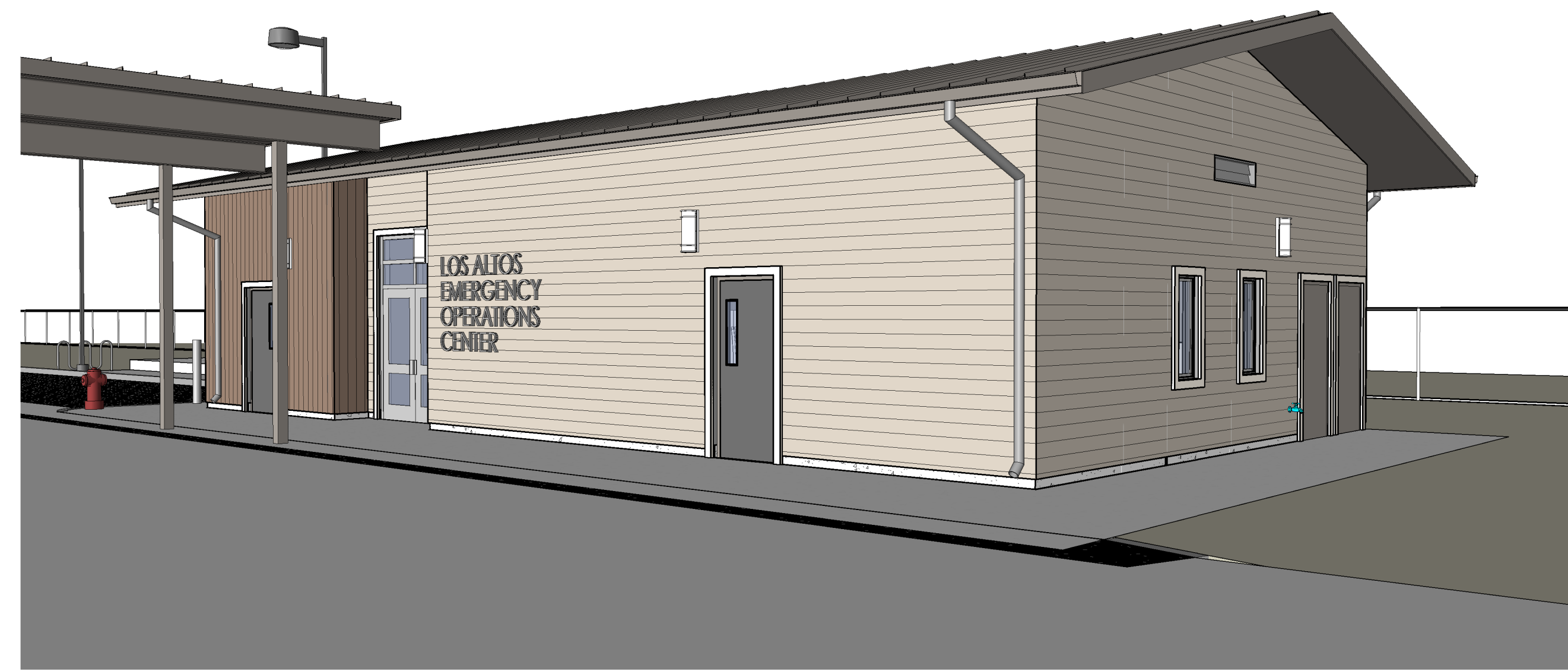
B3 EOC - BUILDING SECTION
 A4.1 SCALE: 1/4" = 1'-0"



D1 EOC - BUILDING SECTION
 A4.1 SCALE: 1/4" = 1'-0"



D3 EOC - BUILDING SECTION
 A4.1 SCALE: 1/4" = 1'-0"



B1
A3.2
SOUTHWEST VIEW
SCALE:



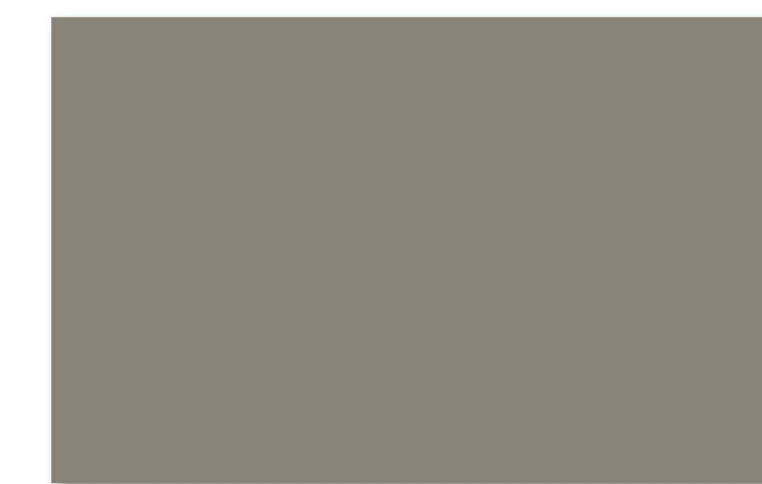
B3
A3.2
NORTHWEST VIEW
SCALE:



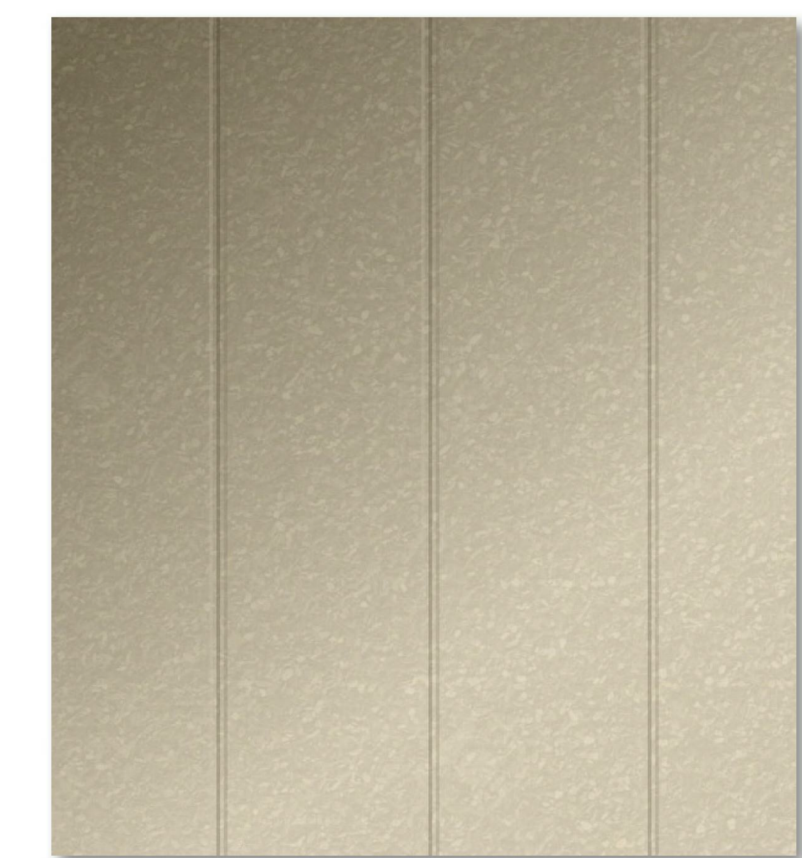
D1
A3.2
NORTHEAST VIEW
SCALE:



PT-4 Exterior Field Paint
Sherwin Williams - 7642 Pavestone



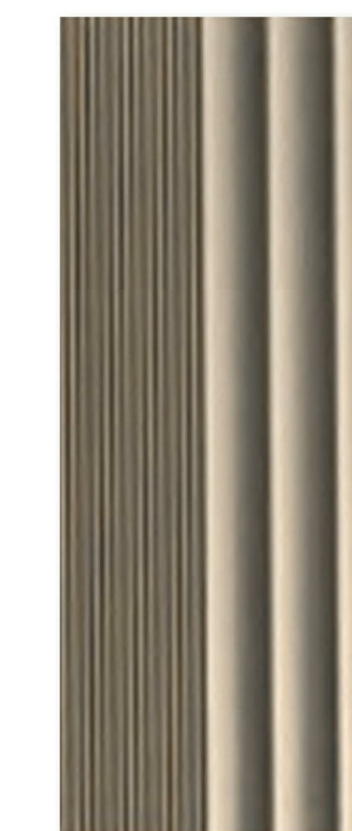
PT-4 Exterior Field Paint (Alternative)
Sherwin Williams - 7046 Anonymous



MR-1 Standing Seam Metal Roof
Metal Sales - Champagne Metallic



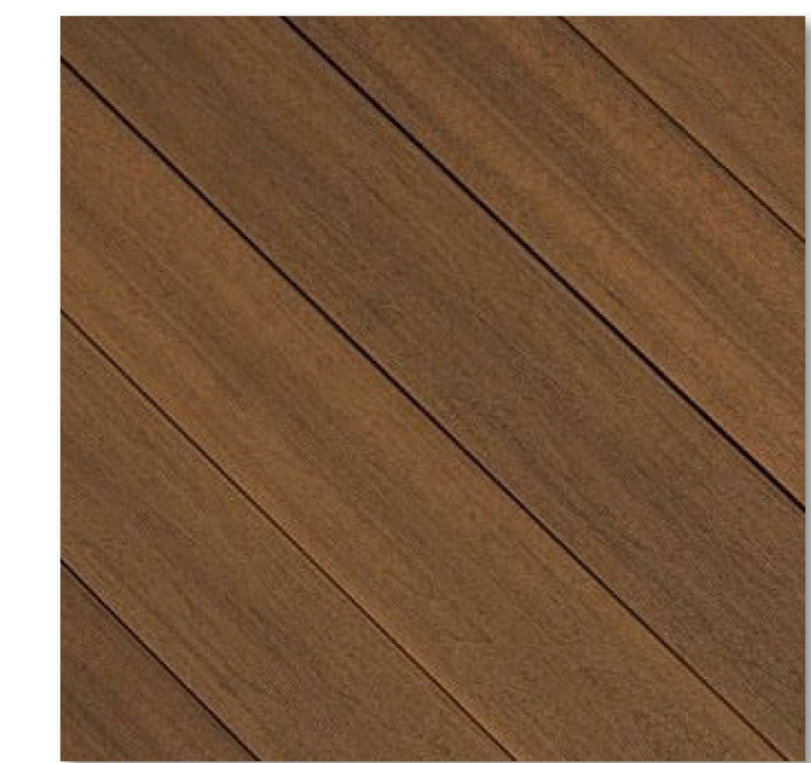
PT-5 Exterior Trim Paint
Sherwin Williams - 9165 Gossamer Veil



Storefront Window Frame
- Champagne Metallic



PT-6 Exterior Door Paint
Sherwin Williams - 0024 Curio Gray



Composite Wood Siding
Fiberon - Symmetry - Warm Sienna

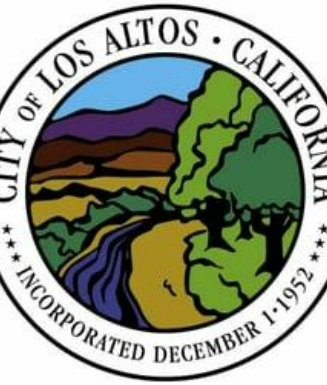
D3
A3.2
EXTERIOR FINISHES
SCALE: 3" = 1'-0"



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NOT FOR
CONSTRUCTION

PROJECT NUMBER: 180803
APPROVED BY: JK
CHECKED BY: CM
DRAWN BY: KD

SHEET TITLE:

EXTERIOR
RENDERINGS

SHEET NUMBER:

A3.2



PLANNING COMMISSION AGENDA REPORT

Meeting Date: September 17, 2020

Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

Prepared by: Calandra Niday, Assistant Planner

Initiated by: City of Los Altos, Applicant

Attachments:

- A. Draft Resolution with Findings and Conditions
- B. Vicinity and Notification Maps
- C. Architectural Design Plans
- D. Materials Board
- E. Arborist Report
- F. Fire Comments

Recommendation:

Recommend to the City Council approval of design review application D20-0001 per the findings and conditions contained in the resolution.

Environmental Review:

The project is exempt from environmental review as in-fill development in accordance with Section 15332 of the California Environmental Quality Act of 1970 as amended.

Project Description:

This is a design review application for a new Emergency Operations Center (EOC) located on the east side of the existing Police Station where two portable buildings are currently placed. The subject property is located at 1 North San Antonio Road in the Public and Community Facilities District. The proposal includes a 1,541 square-foot detached building and contains a central EOC operations room, a conference room, a multi-use room, a kitchen, a single-user restroom with a shower, an information technology (IT) room and various storage rooms. The project will also include a separate 14.5-foot-wide covered walkway structure that connects the Police Station building to the proposed EOC building. Site work includes relocating the existing IT trailer, removing the second portable building, increasing the parking area, installing new striping for the parking lot, adding electric vehicle charging stations, and adding an accessible ramp to the existing Police Station building. The project also includes adding an emergency generator to serve the new EOC building, which is located on the south side of the proposed structure. The draft resolution contained in Attachment A includes the recommended findings and conditions of approval for the project.

Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Public and Institutional
ZONING: Public and Community Facilities (PCF)
PARCEL SIZE: 210,000 square feet (4.82 acres)
MATERIALS: Asphalt shingle roof, composite wood horizontal siding, composite wood vertical siding, and dark anodized aluminum windows

	Existing	Proposed	Allowed/Required
FLOOR AREA:	30,300 square feet	31,841 square feet (15%)	N/A
LOT COVERAGE:	30,300 square feet	32,711 square feet (15%)	63,000 square feet (30%)
SETBACKS:			
Front	N/A	646 feet	40 feet
Rear	N/A	25 ¹ feet	50 feet
Right Side	N/A	27 feet	25 feet
Left Side	N/A	210 feet	25 feet
HEIGHT:	N/A	17.3 feet	30 feet
PARKING:	N/A	18 spaces ²	1 space

Background

The proposed EOC building is located on an approximately five-acre parcel on the northeast corner of North San Antonio Road and West Edith Avenue in the Public and Community Facilities Zoning District. The site is bounded by Los Altos City Hall and Los Altos Youth Center to the west, the Los Altos History Museum to the south, and single-family residences to the north and east. The properties to the north and east are zoned R1-10 Single-Family District. The proposed building will be located at the east side of the existing Police Station. The existing IT trailer will be relocated to the north of the proposed EOC building.

The site is accessible through the main entrance located east of North San Antonio Road, just north of Los Altos City Hall. The driveway extends east past the Los Altos City Hall parking lot and through the existing private and secured Police Station access gate. The parking is located behind the existing Police Station and north of the EOC building. There are 17 standard parking spaces and one accessible parking space available, resulting in a total of 18 parking spaces. Of the 17 standard parking spaces, there are three electric vehicle charging stations, located closest to the EOC along the left side of the building.

¹ Per Zoning Code Section 14.02.050, City projects located on City property are exempt from their own land use zoning code. Therefore, the required rear yard setback of 50 feet in the PCF District is exempt.

² There are 17 standard parking spaces available and one accessible parking space available.

Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

On January 9, 2018, the City Council adopted Resolution 2018-01 to accept the *Santa Clara County Operational Area Hazard Mitigation Plan*. The plan recognized the need to replace the EOC in the City of Los Altos as well as many other jurisdictions in the County of Santa Clara. The purpose of an EOC is to provide a centralized location where emergency management coordination and decision making can be supported during a critical incident, major emergency, or disaster. The EOC will provide essential services to the public after a natural disaster as well as support a number of critical tasks such as monitoring activities related to emergency preparedness and provide a location for collecting and analyzing data to help make decisions that protect the City. The EOC facility and equipment will be used regularly by the Los Altos Police Department and other City departments, staff, and volunteers in furtherance of efforts to protect the community.

On February 25, 2020, the City Council adopted a list of Strategic Priorities, which included goals to improve public safety facilities and infrastructure such as the construction of a new EOC building located behind the City's Police Station. The current EOC building is located at the Municipal Services Center, approximately 2.5 miles from Los Altos City Hall, in a building that is not rated as an Essential Services Building. According to the California Health and Safety Code Division 12.5 Chapter 2, an Essential Services Building is defined as a critical facility designed to be protected against natural hazards to a level greater than average. A critical facility is one that the community considers essential for the delivery of vital services for the protection of the community and includes emergency response facilities, such as an EOC. This facility is needed for disaster response before, during, and after hazard events. Relocating the new EOC behind the Police Station is beneficial due to the close proximity to the emergency personnel who will typically lead and staff events in the case of an emergency.

Discussion/Analysis

Design Review

In order to approve the project, the Planning Commission and City Council must make positive design review findings as outlined in Section 14.78.060 of the Municipal Code. The design review findings are summarized as follows:

- The project meets the goals, policies and objectives of the General Plan and complies with any Zoning Code design criteria for the PCF District;
- The project has architectural integrity and an appropriate relationship with other structures in the immediate area in terms of height, bulk and design;
- The existing buildings and proposed project have horizontal and vertical building mass is articulated to relate to the human scale; it has variation and depth of building elevations to avoid large blank walls;
- The proposed project's exterior materials convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements and reduce the perceived appearance of height, bulk and mass, and are harmonious with other structures in the immediate area;
- The existing landscaping and trees are generous and inviting along the north and east side of the property and compliments the building. The existing landscaping is well integrated with the building architecture and the surrounding streetscape. The existing streetscape will

Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

remain and the existing landscape includes substantial street tree canopy along the rear of the building;

- Any new signage will be appropriately designed to complement the building architecture;
- Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material and detailing; and
- Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing.

Overall, the project reflects a desired and appropriate development for the PCF District. The EOC building will support the Los Altos Police Department for emergency preparedness, emergency management, and disaster management functions. The new EOC building will have a 646-foot front yard setback where a 40-foot setback is required, a 27-foot right-side setback and a 210-foot left-side setback where 25-foot setbacks are required and a 25-foot rear setback which is less than the required 50-foot setback. Per Zoning Code Section 14.02.050, City projects located on City property are exempt from their own land use zoning code. Therefore, the required rear yard setback of 50 feet in the PCF District should be exempt from the setback requirement. The height of the proposed EOC building is 17.3 feet measured from grade to the roof ridge, where the maximum height of 30 feet is required in a PCF District. The EOC building will be located east of the Police Station and will include a 14.5-foot-wide covered walkway structure that connects the existing station to the proposed EOC building.

The proposed EOC building has a similar appearance to the Police Station building located on the site. The EOC building integrates well with architectural elements of other buildings located on the site, which have simple massing, low pitched gable roofs, horizontal eave lines, and wood exterior materials. The architectural design and materials shown on the elevations (see Sheet A3.1 and A3.2 Attachment C) include composition shingle roofing, horizontal wood siding, vertical wood siding, aluminum windows, and wood trim details and are proposed to generally match the existing Police Station building. The project's material board is included in Attachment D. The exterior building materials appropriately define the building elements to convey the project's quality, integrity, durability, and permanence. The horizontal and vertical building mass is articulated well with the use of horizontal and vertical wood siding. The existing IT trailer will be relocated, and the second portable building will be removed in order to accommodate the new proposed EOC building, covered walkway, and site improvements.

The project includes existing landscaping and trees along the north side of the property and the east side of the property – that is generous and inviting. This consist of 25 existing trees, including 15 Apricot trees (*Prunus armeniaca*) located north and east of the proposed EOC building, eight Coast Live Oak trees (*Quercus agrifolia*) and two Privet trees both located south of the proposed EOC building. Five of the Apricot trees are recommended for removal due to anticipated construction impacts and poor condition of the trees. Both of the Privet trees are recommended for removal also due to the poor condition of the trees. In addition, two Apricot tree stumps are proposed for removal near the planned construction. An arborist report was prepared by Glenn Reeve from West Coast

Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

Arborists, Inc. which details an evaluation of the existing trees on the property (Attachment E). The project is proposing to protect and preserve 10 of the Apricot trees located north and east of the proposed EOC building and all eight of the Coast Live Oak trees located south of the proposed EOC building. Pruning and pre-construction trimming are recommended for all the Coast Live Oak trees on the site to reduce the overextended branches and to remove any dead tissue present. The arborist report provides specific tree protection measures, including tree protection zone requirements. A condition has been added that requires these protection measures be included into the project plans (Condition No. 3b).

As part of the project, a generator is proposed to service the proposed EOC and is located south of the Police Station in between the existing building and the proposed EOC. The Mechanical equipment is located along the back side (east) of the building and is screened from public view. The trash bin enclosures are located west of the Police Station building, along the back side of the Los Altos Youth Center and are screened from public view.

Overall, the size of the proposed EOC building, covered walkway, and other associated improvements will be in scale with other development on the site and the overall size of the subject parcel. The proposed building is located a considerable distance away from the street, so it will not be highly visible to the general public. The design of the proposed EOC building will have a similar appearance to the existing Police Station building and the architectural features and materials will integrate well. The proposed building will have a similar building height and massing of the Police Station and will enhance the existing design by adding additional articulation. The existing landscaping and trees are appropriate for the site improvements proposed. Staff recommends positive design review findings for the EOC building and have incorporated the findings into the draft resolution (Attachment A).

Public Notification and Correspondence

For this meeting, a public hearing notice was published in the *Town Crier* and mailed to the 279 property owners and business tenants within 1,000 feet of the site. The application's public notification map is included in Attachment B.

No correspondence has been received by the City at the time of this report publication.

Options

The Planning Commission can recommend approval, approval with modifications, or denial of the proposed project. Once the Planning Commission makes a recommendation, the project will be forwarded to the City Council for consideration and final action.

Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

CONDITIONS

D20-0001 – 1 North San Antonio Road

Staff recommends that the Planning Commission make the following conditions for any approval granted to the requested design review application:

GENERAL

1. Expiration

The Design Review Approval will expire on September 17, 2022 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

This Design Review application is for the Los Altos Emergency Operations Center to operate in the proposed 1,541 square-foot building and is based on the plans and materials received on March 30, 2020, and then resubmitted on August 6, 2020.

3. Protected Trees

- a) Trees Nos. 1-2, 4, 6, 8, 10-12, 15-17, 19, 21-23, and 25-27 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 3, 5, 7, 9, 13-14, 18, 20, and 24 shall be removed as part of this design review permit application.
- b) The tree protection measures contained in the Arborist Report by West Coast Arborists, Inc. shall be incorporated into the project plans and adhered to during construction.
- c) With supervision of a certified arborist, trimming of the retained trees located south of the proposed EOC building is required, including Trees Nos. 10-17, 26 and 27. Refer to arborist report for additional details (Attachment E).

4. Encroachment Permit

An encroachment permit and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

5. Public Utilities

The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

6. Americans with Disabilities Act

All improvements shall comply with Americans with Disabilities Act (ADA).

7. Municipal Regional Stormwater Permit

The project shall be in compliance with the City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2015-0049 dated November 19, 2015.

Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

8. Sewer Lateral

Any proposed sewer lateral connection shall be approved by the City Engineer.

9. Transportation Permit

A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site.

10. Sign Permit

Prior to issuance of a building permit, the applicant shall obtain a sign permit from the Community Development Department.

11. Bay Area Air Quality Management District Permit

The emergency generator will require an operating permit through the Bay Area Air Quality Management District (BAAQMD).

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

12. Green Building Standards

The applicant shall provide verification that the project will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a qualified green building professional.

13. Pollution Prevention

The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

14. Storm Water Management Plan

The Applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the MRP. The SWMP shall be reviewed and approved by a City approved third party consultant at the Applicant's expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building plans.

15. Fire Sprinklers

Fire sprinklers shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

16. Water Supply

Water supply requirements shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

17. Public/Private Fire Hydrants

Public fire hydrants shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

Subject: Los Altos Police Station Emergency Operations Center (D20-0001)

18. Emergency Access

Emergency access shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

19. Fire Department (Engine) Driveway Turnaround

Fire department engine driveway turnaround shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

20. Fire Flow

The fire flow for this project is 1500 GPM at 20 psi residual pressure from a single hydrant. As an automatic fire sprinkler system will be installed, the fire flow will be reduced by 75% establishing a required adjusted fire flow of 1,000 GPM at 20 psi residual pressure.

21. Construction Site Fire Safety

The project must comply with the construction site fire safety provisions as specified in the Fire Comment letter (Attachment F) dated July 28, 2020.

22. Address Identification

Address and building identification for new and existing buildings shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

PRIOR TO ISSUANCE OF BUILDING PERMIT

23. Grading and Drainage Plan

The Applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Division.

24. Construction Management Plan

The Applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. The plan shall provide specific details with regard to how construction vehicle parking will be managed to minimize impacts on nearby single-family neighborhoods. A Transportation Permit, per the requirements in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the site. Applicant shall pay the applicable fees before the transportation permit can be issued by the Traffic Engineer.

RESOLUTION NO. 2020-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS MAKING FINDINGS, ADOPTING AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING THE DESIGN REVIEW APPLICATION FOR A NEW EMERGENCY OPERATIONS CENTER AT 1 NORTH SAN ANTONIO ROAD

WHEREAS, the City of Los Altos received a development application from the City of Los Altos (Applicant), for a new Police Station Emergency Operations Center at 1 North San Antonio Road that includes Design Review D20-0001, referred to herein as the “Project”; and

WHEREAS, said Project is located in the PCF District, which allows the construction, use, and occupancy of governmental, public utility, and educational buildings and facilities; and

WHEREAS, said Project is exempt from environmental review as in-fill development in accordance with Section 15332 of the California Environmental Quality Act of 1970 as amended (“CEQA”); and

WHEREAS, said Project has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, on August 26, 2020, the City gave public notice of the Planning Commission’s public hearing on the proposed Project by advertisement in a newspaper of general circulation and to all property owners and business tenants within a 1,000-foot radius; and

WHEREAS, on September 17, 2020, the Planning Commission conducted a duly-noticed public hearing at which members of the public were afforded an opportunity to comment upon the Project, and at the conclusion of the hearing, the Planning Commission recommended that the City Council approve the Project; and

WHEREAS, on October 13, 2020, the City Council held a duly noticed public meeting as prescribed by law and considered public testimony and evidence and recommendations presented by staff related to the Project; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the regulations and policies of the City of Los Altos have been satisfied or complied with by the City in connection with the Project; and

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the Project subject to the findings and the conditions of approval attached hereto as “Exhibit A” and “Exhibit B,” and incorporated herein by this reference.

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 13th day of October 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jan Pepper, MAYOR

Attest:

Andrea M. Chelemengos, MMC, CITY CLERK

EXHIBIT A

FINDINGS

DESIGN REVIEW FINDINGS. With regard to Design Review Application D20-0001, the City Council finds, in accordance with Section 14.76.060 of the Los Altos Municipal Code, as follows:

- a. The project meets the goals, policies and objectives of the General Plan and complies with any Zoning Code design criteria for the PCF District, as this structure and use are recognized as permitted in this zone district;
- b. The project has architectural integrity and an appropriate relationship with other structures in the immediate area in terms of height, bulk and design in that it incorporates similar and complimentary materials and design elements such as a low pitched roof, simple massing and wood exterior materials;
- c. The existing buildings and proposed project have horizontal and vertical building mass that is articulated to relate to the human scale; it has variation and depth of building elevations to avoid large blank walls;
- d. Like other structures in the Los Altos Civic Center Complex, many of which have been in place for over fifty years, the proposed project's exterior materials convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements and reduce the perceived appearance of height, bulk and mass, and are harmonious with other structures in the immediate area;
- e. The existing landscaping and trees are generous and inviting along the north and east side of the property and the species compliment the building and setting. The existing landscaping is well integrated with the building architecture and the surrounding streetscape as demonstrated by similar landscape planting that exists on the site. The existing streetscape will remain and the existing landscape includes substantial street tree canopy along the rear of the building;
- f. The project does not propose signage; however, any future signage that is approved shall be reviewed for compliance with the City's sign regulations or master sign program for the Civic Center complex;
- g. Mechanical equipment is screened from public view by an existing fence along the east side of the building and is designed to be consistent with the building architecture in form, material and detailing; and
- h. Service, trash and utility areas are screened from public view by an enclosed area located west of the Police Station Building along the back side of the Los Altos Youth Center.

EXHIBIT B

CONDITIONS

GENERAL

1. **Expiration**

The Design Review Approval will expire on September 17, 2022 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**

This Design Review application is for the Los Altos Emergency Operations Center to operate in the proposed 1,541 square-foot building and is based on the plans and materials received on March 30, 2020, and then resubmitted on August 6, 2020.

3. **Protected Trees**

- a) Trees Nos. 1-2, 4, 6, 8, 10-12, 15-17, 19, 21-23, and 25-27 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 3, 5, 7, 9, 13-14, 18, 20, and 24 shall be removed as part of this design review permit application.
- b) The tree protection measures contained in the Arborist Report by West Coast Arborists, Inc. shall be incorporated into the project plans and adhered to during construction.
- c) With supervision of a certified arborist, trimming of the retained trees located south of the proposed EOC building is required, including Trees Nos. 10-17, 26 and 27. Refer to arborist report for additional details (Attachment E).

4. **Encroachment Permit**

An encroachment permit and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

5. **Public Utilities**

The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

6. **Americans with Disabilities Act**

All improvements shall comply with Americans with Disabilities Act (ADA).

7. **Municipal Regional Stormwater Permit**

The project shall be in compliance with the City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2015-0049 dated November 19, 2015.

8. **Sewer Lateral**

Any proposed sewer lateral connection shall be approved by the City Engineer.

9. **Transportation Permit**

A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site.

10. **Sign Permit**

Prior to issuance of a building permit, the applicant shall obtain a sign permit from the Community Development Department.

11. **Bay Area Air Quality Management District Permit**

The emergency generator will require an operating permit through the Bay Area Air Quality Management District (BAAQMD).

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

12. **Green Building Standards**

The applicant shall provide verification that the project will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a qualified green building professional.

13. **Pollution Prevention**

The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

14. **Storm Water Management Plan**

The Applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the MRP. The SWMP shall be reviewed and approved by a City approved third party consultant at the Applicant's expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building plans.

15. **Fire Sprinklers**

Fire sprinklers shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

16. **Water Supply**

Water supply requirements shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

17. **Public/Private Fire Hydrants**

Public fire hydrants shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

18. **Emergency Access**

Emergency access shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

19. Fire Department (Engine) Driveway Turnaround

Fire department engine driveway turnaround shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

20. Fire Flow

The fire flow for this project is 1500 GPM at 20 psi residual pressure from a single hydrant. As an automatic fire sprinkler system will be installed, the fire flow will be reduced by 75% establishing a required adjusted fire flow of 1,000 GPM at 20 psi residual pressure.

21. Construction Site Fire Safety

The project must comply with the construction site fire safety provisions as specified in the Fire Comment letter (Attachment F) dated July 28, 2020.

22. Address Identification

Address and building identification for new and existing buildings shall be required pursuant to the Fire Comment letter (Attachment F) dated July 28, 2020.

PRIOR TO ISSUANCE OF BUILDING PERMIT**23. Grading and Drainage Plan**

The Applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Division.

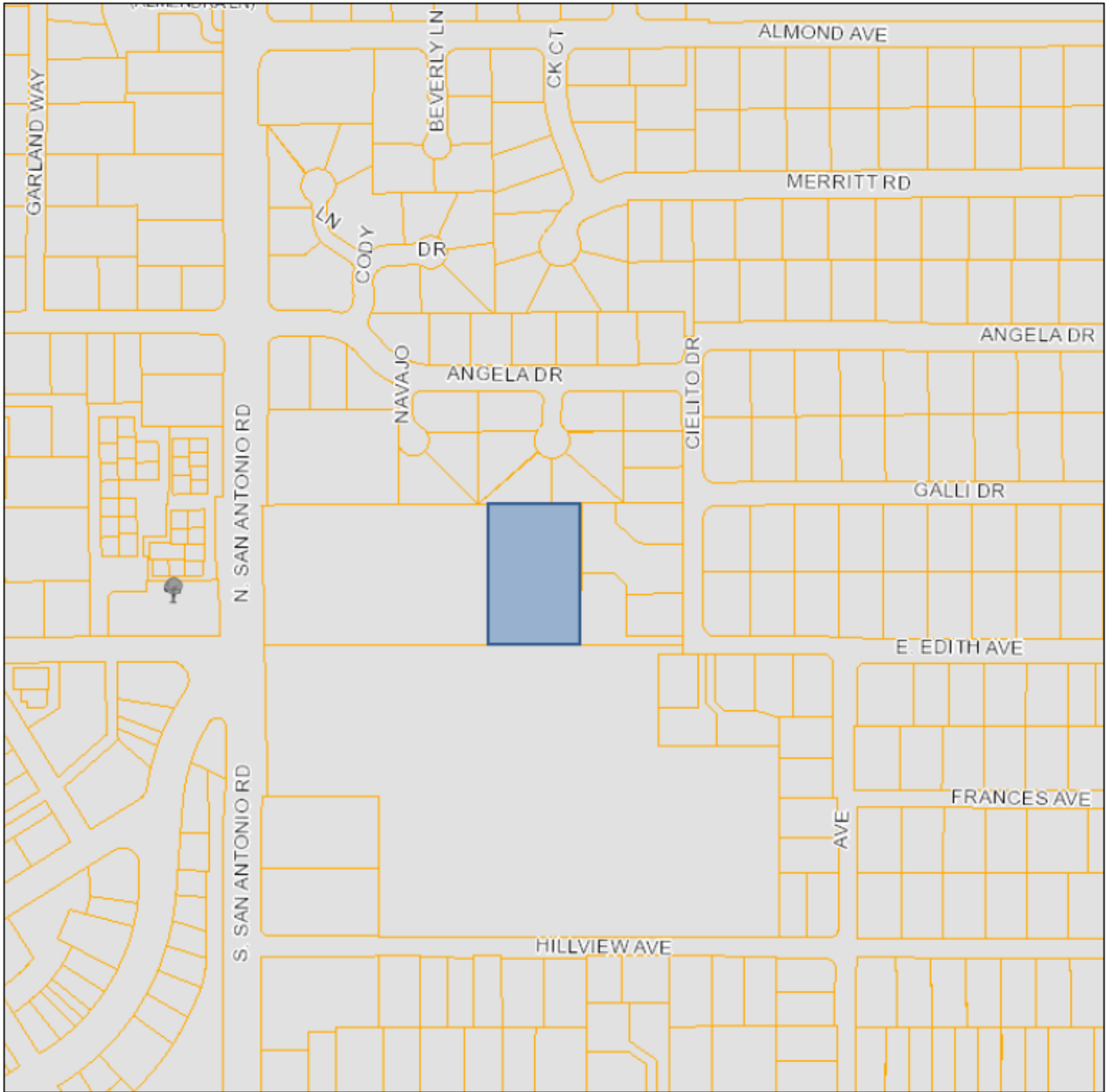
24. Construction Management Plan

The Applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. The plan shall provide specific details with regard to how construction vehicle parking will be managed to minimize impacts on nearby single-family neighborhoods. A Transportation Permit, per the requirements in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the site. Applicant shall pay the applicable fees before the transportation permit can be issued by the Traffic Engineer.

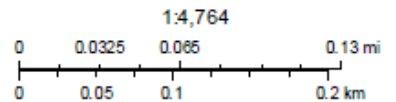
ATTACHMENT B

VICINITY MAP

ATTACHMENT 3



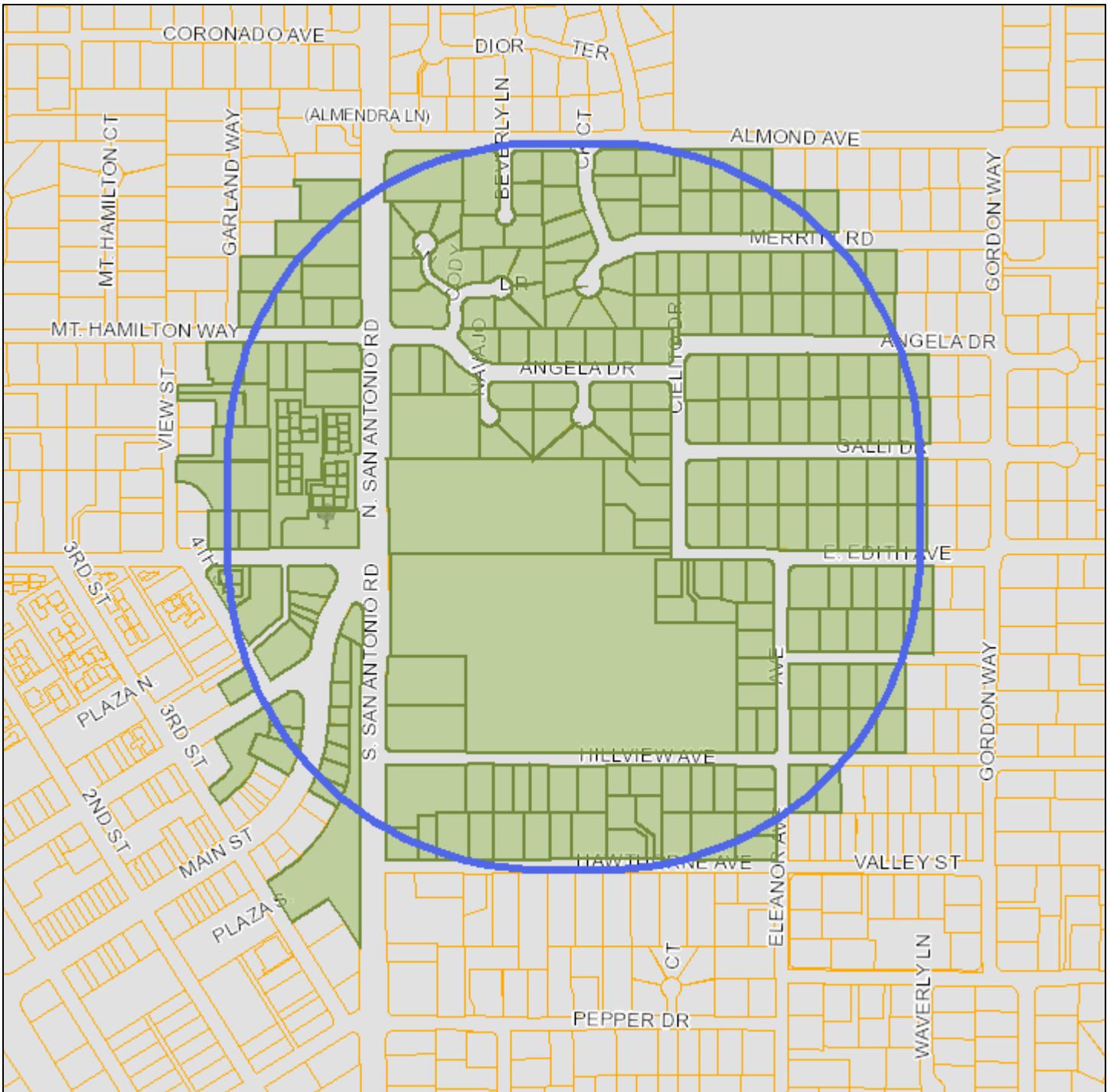
Print Date: August 11, 2020



CITY OF LOS ALTOS

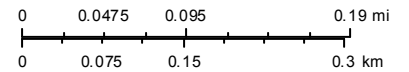
APPLICATION: D20-0001
APPLICANT: City of Los Altos
SITE ADDRESS: 1 North San Antonio Road – Police Department Building








Notification Map



Print Date: August 3, 2020

1:7,047

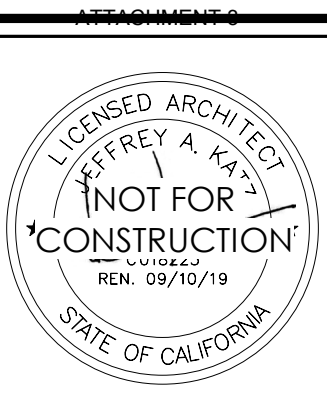


-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

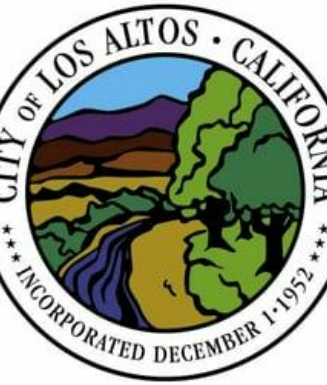
The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

LOS ALTOS POLICE DEPARTMENT EMERGENCY OPERATIONS CENTER

NORTH SAN ANTONIO ROAD LOS ALTOS, CA 94022



PROJECT:
LOS ALTOS POLICE DEPARTMENT
EMERGENCY OPERATIONS CENTER
1 N SAN ANTONIO ROAD
LOS ALTOS, CA 94022



Project Data

PROJECT ADDRESS: 1 NORTH SAN ANTONIO ROAD
LOS ALTOS, CA 94022

ASSESSOR'S PARCEL NO.: 170-43-001 & 170-42-029

OWNER: CITY OF LOS ALTOS

GOVERNING AGENCY: CITY OF LOS ALTOS
1 N. SAN ANTONIO ROAD
LOS ALTOS, CA 94022

GOVERNING CODES: 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

SCOPE OF WORK: PROVIDE A NEW EMERGENCY OPERATIONS CENTER BUILDING THAT INCLUDES A CONFERENCE ROOM, A MULTI-USE ROOM, A KITCHENETTE, A SINGLE-USER RESTROOM WITH A SHOWER AND SUPPORT ROOMS, A SEPARATE COVERED WALKWAY STRUCTURE WILL ALSO BE INCORPORATED INTO THE PROJECT. SITE WORK INCLUDES RELOCATE EXISTING TRAFFIC ENFORCEMENT TRAILER, INCREASING PARKING AREA, NEW STRIPING FOR THE PARKING LOT, ADDING ELECTRIC VEHICLE CHARGING STATIONS, AND ADDING AN ACCESSIBLE RAMP TO THE EXISTING BUILDING.

Legal Description

PARCEL: 170-43-001
A PARCEL OF LAND LOCATED IN THE STATE OF CA, COUNTY OF SANTA CLARA, WITH A SITUS ADDRESS OF 1 N SAN ANTONIO RD, LOS ALTOS CA 94022-3000 CURRENTLY OWNED BY LOS ALTOS CITY OF HAVING A TAX ASSESSOR NUMBER OF 170-43-001 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS AND DESCRIBED IN DOCUMENT NUMBER 1038494 DATED [N/A] AND RECORDED 1/11/1973.

NOTE:
A REGISTERED CALIFORNIA ARCHITECT, CIVIL OR STRUCTURAL ENGINEER SHALL OBSERVE THE WORK OF CONSTRUCTION AND SUBMIT AFFIDAVITS ATTESTING TO THE COMPLIANCE OF THE CONSTRUCTION WITH THE APPROVED CONTRACT DOCUMENTS.

GENERAL PLAN: PUBLIC AND INSTITUTIONAL (PI)

ZONING: PUBLIC AND COMMUNITY FACILITIES (PCF)

CLIMATE ZONE: 4

OCCUPANCY GROUP: B, S-2

CONSTRUCTION TYPE: TYPE VB, SPRINKLERED

BUILDING AREA:	ALLOWABLE:	ACTUAL:
B	36,000 S.F.	1,180 N.S.F.
S-2	54,000 S.F.	361 N.S.F.
TOTAL BLDG AREA:	36,000 S.F.	1,541 N.S.F. 1,743 G.S.F.

ALLOWABLE BUILDING AREA CALC PER MIXED OCCUPANCY 506.2.4:

EQUATION 5-3: $A_o = [A_1 + (N_5 \times I_1)]$

B: $A_o = [36,000 + (9,000 \times 0)] = 36,000 \text{ S.F.}$

S-2: $A_o = [54,000 + (13,500 \times 0)] = 54,000 \text{ S.F.}$

THE SUM OF THE RATIOS OF ACTUAL BUILDING AREA OF EACH OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH OCCUPANCY SHALL NOT EXCEED 1.

$(1,181 \text{ S.F.} / 36,000 \text{ S.F.}) + (359 \text{ S.F.} / 54,000 \text{ S.F.}) = 0.039 < 1$

SITE AREA: 210,000 S.F.
(4.82 ACRES)

NUMBER OF STORIES: 1

BUILDING HEIGHT: ALLOWABLE: 30' - 0"
ACTUAL: 17' - 4"

PARKING:

Parking Required:	Accessible Parking Spaces:	1
Parking Provided:	Standard Parking Spaces:	17
	Accessible Parking Spaces:	1
	Total:	18

Project Team

ARCHITECTURE
JEFF KATZ ARCHITECTURE
6353 Del Cerro Blvd
San Diego, CA 92120
(619) 698-9177 / (619) 698-9178 (FAX)
Contact: Jeff Katz, AIA
Jeff@jeffkatzarchitecture.com

MECHANICAL & PLUMBING
MCPARLANE & ASSOCIATES, INC.
4830 Viewridge Avenue
San Diego, CA 92123
(858) 277-9721
Contact: Doug Isaaks
Disaaks@mcparlane.com

CIVIL
BKF ENGINEERS
300 Frank H Ogawa Plaza #380
Oakland, CA 94612
(408) 467-918
Contact: Phong Kiet
Pkiet@bkt.com

ELECTRICAL
ELEN CONSULTING
9150 Chesapeake Dr. # 220
San Diego, CA 92123
(619) 846-6918
Contact: Anton Nathanson
Anathanson@elenconsulting.com

STRUCTURAL
ZFA STRUCTURAL ENGINEERS
1390 El Camino Real, Suite 100
San Carlos, CA 94070
(650) 394-8869
Contact: Steve Patton
Stevep@zfa.com

GEO TECHNICAL ENGINEER
GEOCON CONSULTANTS, INC.
6671 Brisa Street
Livermore, CA 94550
(925) 371-5900 / (925) 371-5915 (FAX)
Contact: Shane Rodacker
Rodacker@geoconinc.com

DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING SUBMITTAL (FIRE)	07/20/20
PLANNING RESUBMITTAL	08/20/20

NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
APPROVED BY: JK
CHECKED BY: CM
DRAWN BY: KD

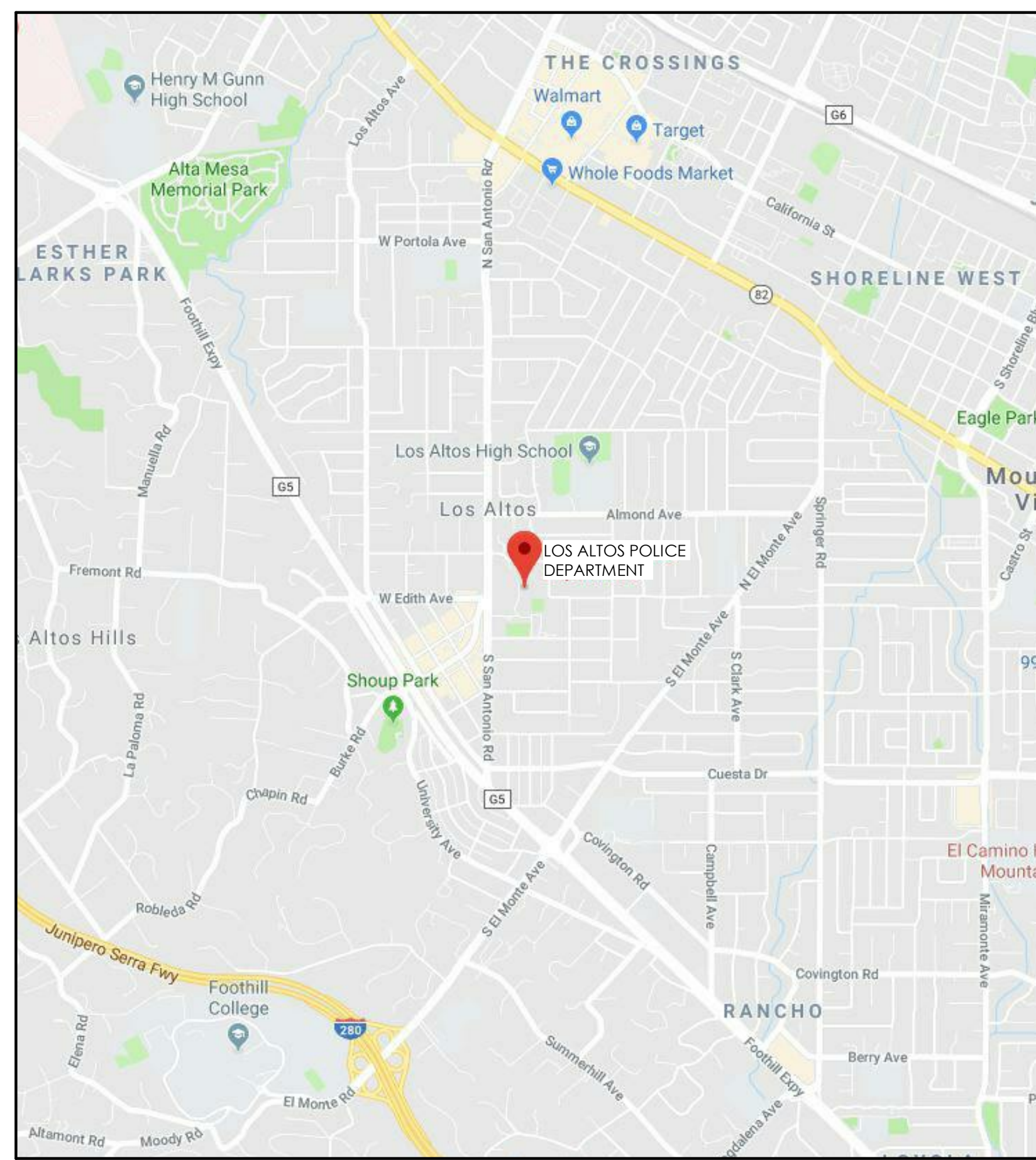
SETBACKS:

	REQUIRED	PROPOSED
FRONT	40'-0"	646'-0"
SIDES	25'-0"	27'-0"/210'-0"
REAR	50'-0"	25'-0"

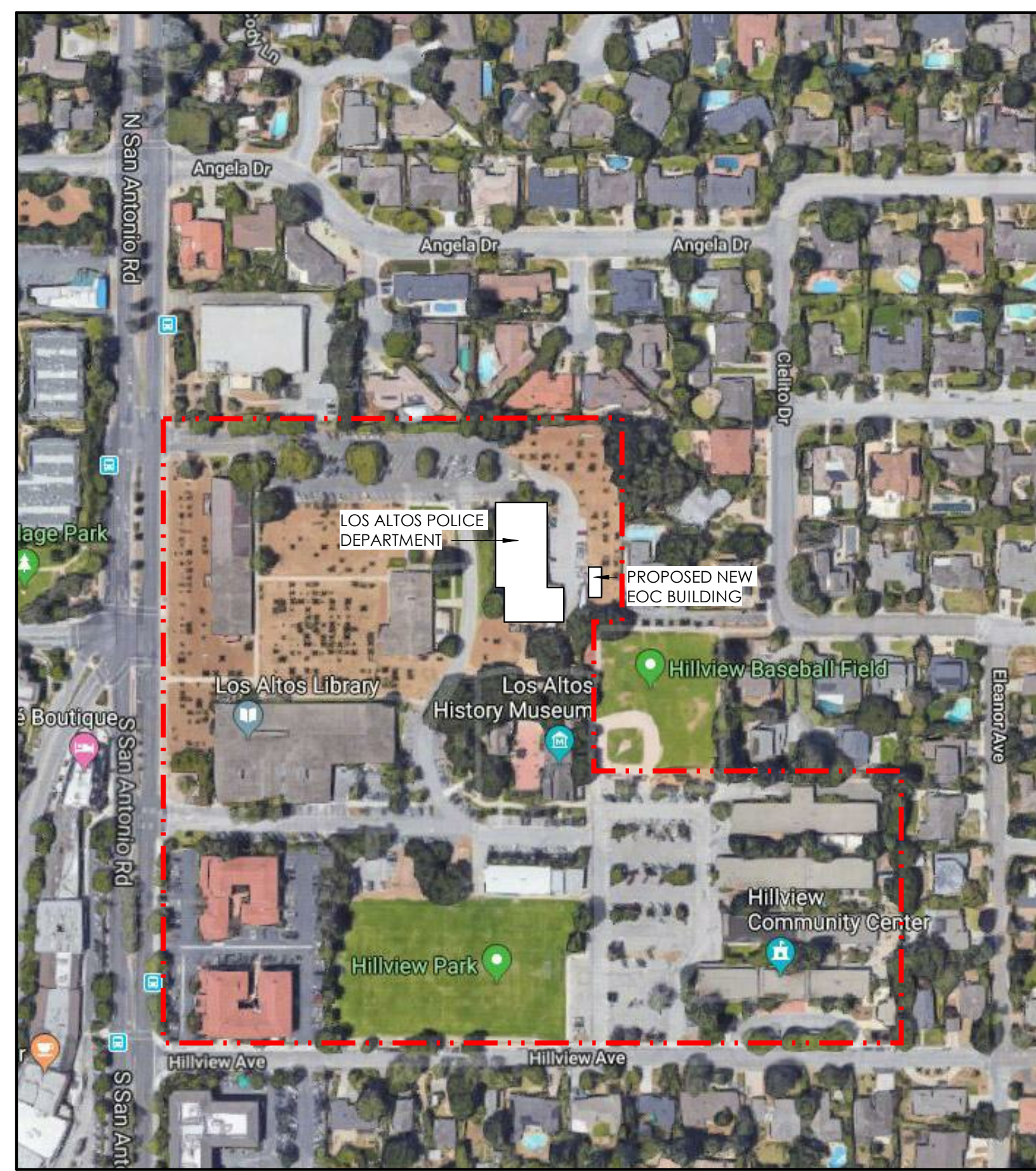
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

Location Map



Vicinity Map



Abbreviations	
&	AND
L	ANGLE
@	AT
⊕	CENTERLINE
∅	DIAMETER OR ROUND
#	POUND OR NUMBER
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST-IRON
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
C.T.	CERAMIC TILE
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DWR.	DRAWER
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
ELE.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXST.	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
F.F.E.	FINISHED FLOOR ELEVATION
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GLASS.	GLASS
GR.	GRADE
GYP.	GYPSONUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HGT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
IRRIG.	IRRIGATION
JL.	JOINT
JL.	LAMINATED
LAV.	LAVATORY
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MET.	METAL
MFG.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
NO.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.C.	PRE-CAST
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PT.	POINT
P.T.DISP.	PAPER TOWEL DISPENSER
REC.P.	RECEPTACLE
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REIN.F.	REINFORCED
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
RS.	RE-SAWN
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
SO.	SOUTH
S.C.	SOLID CORE
S.C.DISP.	SEAT COVER DISPENSER
SCHD.	SCHEDULE
S.DISP.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF OR SHEET
SHR.	SHOWER
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
ST.STL.	STAINLESS STEEL
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
S.M.	SHEET METAL
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZZO
TG.	TEMPERED GLASS
T&G.	TONGUE AND GROOVE
THK.	THICK
T.P.	TOP OF PAVEMENT
T.P.DISP.	TOILET PAPER DISPENSER
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
T.O.	TOP OF
T.O.P.	TOP OF PLATE
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE
V.T.R.	PLUMBING VENT THRU ROOF
W.	WEST
W.	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WPJ	WEAKENED PLANE JOINT
WSCOT	WAINSCOT
WT.	WEIGHT

General Notes	
1.	DIMENSIONS SHOWN ON THE FLOOR PLANS, SECTIONS AND DETAILS ARE TO FACE OF STUDS, COLUMN GRID LINES AND FACE OF CONCRETE AND BLOCK WALLS, UNLESS OTHERWISE NOTED OR SHOWN.
2.	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
3.	ALL ITEMS ARE BASE BID UNLESS OTHERWISE NOTED OR SPECIFIED.
4.	ALL DRAIN LINES WITHIN WALLS ARE TO BE WRAPPED IN SOUND INSULATION BATTS.
5.	EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
6.	CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED BY THE PLUMBING, AIR CONDITIONING AND OTHER INSTALLERS, AS REQUIRED BY CODE. ANY ACCESS PANEL IN A FIRE RATED WALL OR CEILING SHALL HAVE THE SAME FIRE RATING AS THE WALL OR CEILING IN WHICH THEY OCCUR.
7.	STRUCTURAL AND FIRE RESISTIVE INTEGRITY SHALL BE MAINTAINED AT PENETRATIONS FOR MECHANICAL, PLUMBING, ELECTRICAL, AND COMMUNICATIONS PIPE, DUCT AND CONDUIT AS INDICATED.
8.	PROVIDE FIRE BLOCKING AT FLOOR, CEILING AND MID HEIGHT OF WALLS OVER 10'-0".
9.	STUCCO, PLASTER AND GYPSUM BOARD SHALL TERMINATE WITH A "J" MOLDING WHERE THE EDGE IS EXPOSED UNLESS NOTED OR SPECIFIED OTHERWISE.
10.	A FLOOR OR LANDING NOT MORE THAN 1/4" BELOW THE THRESHOLD IS REQUIRED AT EACH SIDE OF AN EXIT DOOR.
11.	BRAND OR TRADE NAME, SUBSTITUTIONS OF "EQUALS"; REQUESTS FOR SUBSTITUTIONS OF AN ITEM AS AN "EQUAL" TO ANY ITEM INDICATED OR SPECIFIED MUST BE INCLUDED IN THE PART OF THE CONTRACTOR'S BID PROPOSAL, AS SPECIFIED IN THE GENERAL CONDITIONS.
12.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE. DO NOT SCALE DRAWINGS.
13.	IT SHOULD BE NOTED THAT WHILE EXISTING UTILITY DRAWINGS ARE AVAILABLE, THERE IS NO ASSURANCE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR MUST BE PROCEED WITH CAUTION TO INSURE THAT ALL UTILITIES ENCOUNTERED, WHETHER OR NOT OF RECORD, SHALL BE PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ALSO TAKE PRECAUTIONS NECESSARY TO PROTECT HIMSELF AND ALL EMPLOYEES FROM INJURY WHICH MAY BE CAUSED BY CONTACT WITH UTILITY SERVICES.
14.	GYPSUM BOARD FOR FIRE RATED ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH CBC CHAPTER 7.
15.	DOOR HARDWARE SHALL BE LEVER TYPE.
16.	MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.
17.	FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
18.	INTERIOR FINISHES SHALL COMPLY WITH THE PROVISIONS OF CBC CHAPTER 8.
19.	ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
20.	ALL REQUIRED PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE BUILDING IS OCCUPIED.
21.	BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
22.	THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF LOS ALTOS.
23.	THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR, AS AMENDED AND ADOPTED BY THE CITY OF LOS ALTOS.
24.	CONTRACTOR SHALL THOROUGHLY COORDINATE ALL TRADES AS REQUIRED TO COMPLETE ALL WORK INDICATED AND NECESSARY FOR THE PROJECT.
25.	CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION.
26.	EXIT SIGNS MUST BE INTERNALLY ILLUMINATED (JFC SEC. 1212.4 & CBC SEC.1008).
27.	TWO SEPARATE POWER SUPPLIES SHALL BE PROVIDED FOR EXIT SIGNS PER(CBC SEC. 1008).
28.	THE CONTRACTOR SHALL ENFORCE ALL SAFETY MEASURES. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATION.
29.	CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
30.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND / OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEY OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE LAND SURVEYOR'S ACT.
31.	CONTRACTOR SHALL REPLACE IN KIND ANY TRAFFIC SENSORS DAMAGED DURING CONSTRUCTION.
32.	PENETRATION OF FIRE RESISTIVE WALLS, FLOOR - CEILING ASSEMBLIES AND ROOF - CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 712 AND 713.
33.	NO HAZARDOUS MATERIALS WILL BE USED OR STORED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES SHOWN ON CBC TABLE 5003.1.1.
34.	WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROGRAM OR REMOTE STATION SERVICE OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
35.	WORK NOT SPECIFICALLY INDICATED OR SPECIFIED BUT WHICH IS REQUIRED FOR THE COMPLETION OF THE WORK SHALL BE PROVIDED IN THE SAME MANNER AS SIMILAR WORK WHICH IS REQUIRED OR SPECIFIED WITHOUT ADDITIONAL CHARGE.

Fire Notes	
1.	AT LEAST ONE PORTABLE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10BC SHALL BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR (CFC 906, UFC STANDARD 10-1, TITLE 19, SECT. 3.29). SEE PLANS FOR LOCATIONS.
2.	AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4A20BC SHALL BE PROVIDED OUTSIDE OF EACH MECHANICAL, ELECTRICAL OR BOILER ROOM. (CFC 906, UFC STANDARD 10-1, TITLE 19, SECT. 3.29). SEE PLANS FOR LOCATIONS.
3.	COMPLETE PLANS AND SPECIFICATIONS FOR FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS, BASEMENT PIPE INLETS, AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED BY THE CONTRACTOR TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 901.2)
4.	FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH CBC 903.
5.	ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 100 OR MORE. (CBC 904.3.1, CFC 903.4)
6.	COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS INCLUDING AUTOMATIC SPRINKLERS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 1001.3)
7.	INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC 907.
8.	AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION.
9.	ANY TIME A BUILDING IS OCCUPIED THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL.
10.	EGRESS ILLUMINATION REQUIRES A SOURCE OF EMERGENCY POWER WHEN THE OCCUPANT LOAD IS 100 OR MORE.

Symbols	
	GRID
	DETAIL
	BUILDING SECTION
	INTERIOR ELEVATION
	WALL TYPE
	WINDOW TYPE
	DOOR NUMBER
	ROOM NUMBER
	DATUM POINT
	CORNER GUARD
	FIRE EXTINGUISHER
	CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF TRAVEL
	ROOM NAME
	ROOM NUMBER

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T-2	TITLE SHEET
C0.0	TITLE SHEET
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C2.0	SITE PLAN
C3.0	GRADING AND UTILITY PLAN
C4.0	EROSION CONTROL PLAN AND DETAILS
C5.0	CONSTRUCTION DETAILS
A0.1	EGRESS PLAN
A1.1	OVERALL SITE PLAN
A1.3	SITE PLAN
A1.4	SITE DETAILS
A2.1	FLOOR PLAN
A2.2	DIMENSION PLAN
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A4.1	BUILDING SECTIONS
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A6.2	STOREFRONT, WINDOW, AND DOOR SCHEDULE

PROJECT:	
LOS ALTOS POLICE DEPARTMENT EMERGENCY OPERATIONS CENTER	
1 N SAN ANTONIO ROAD LOS ALTOS, CA 94022	

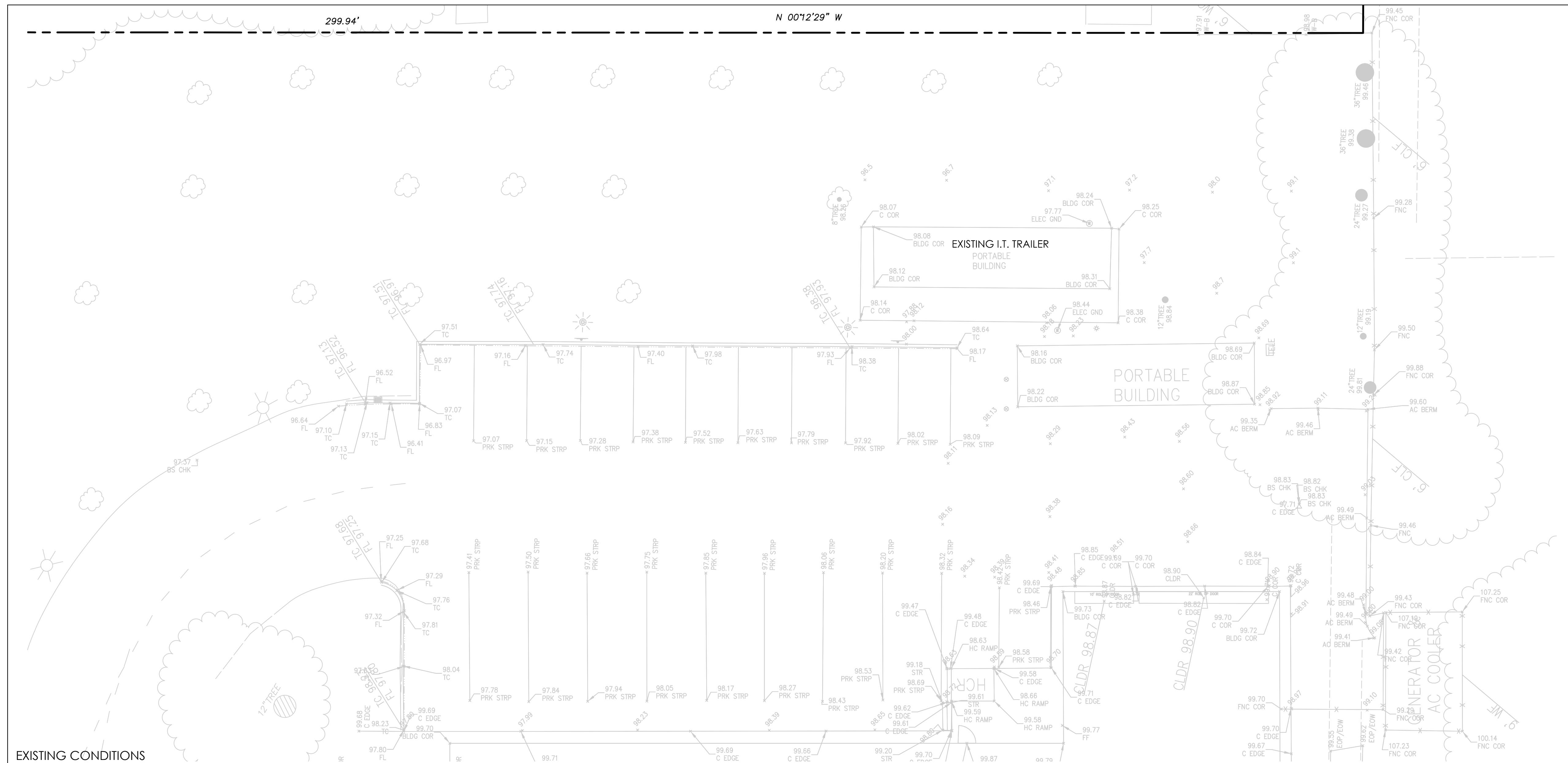
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PLANNING SUBMITTAL (FIRE)		07/20/20
PLANNING RESUBMITTAL		08/20/20

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APPROVED BY: JK	
CHECKED BY: CM	
DRAWN BY: KD	

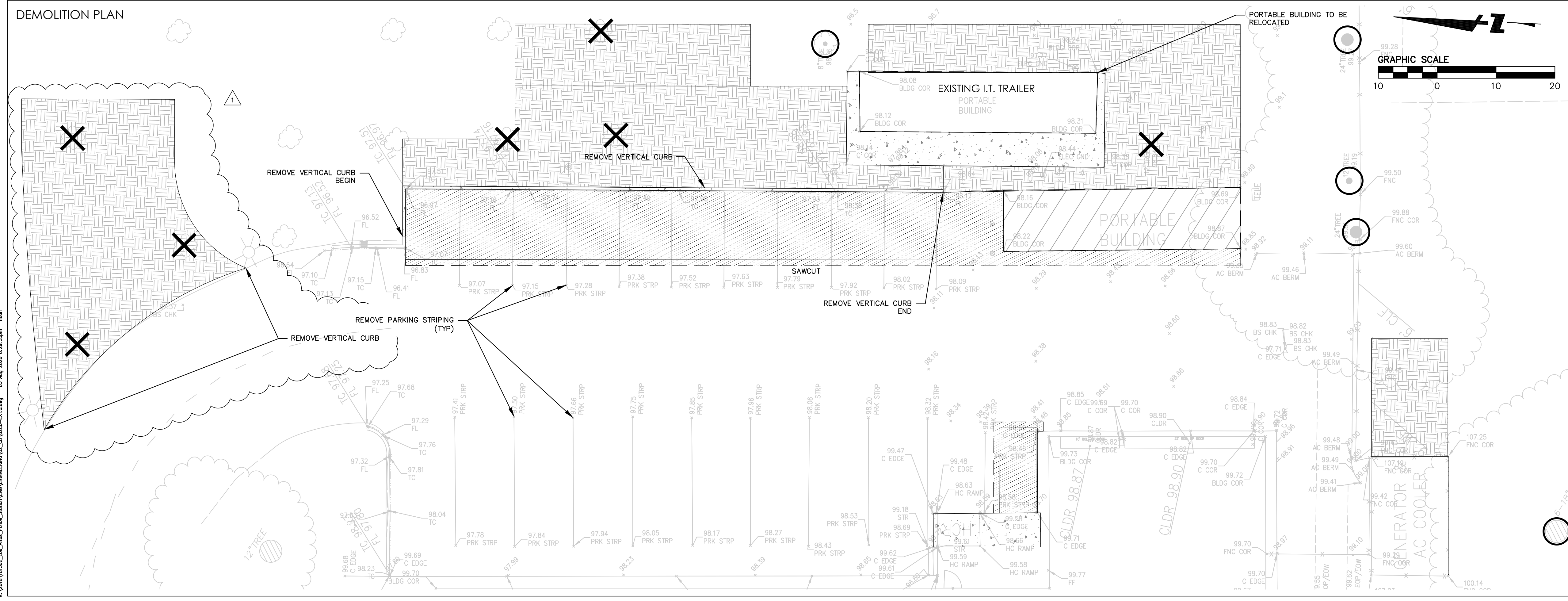
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TITLE SHEET	

SHEET NUMBER:	
T-2	

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EXISTING CONDITIONS



DEMOLITION PLAN

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- SAWCUT LINE
- AC PAVING
AC PAVEMENT AND BASE ROCK TO BE REMOVED. BASE ROCK UNDER AC PAVEMENT CAN BE REUSED IF APPROVED BY SOILS ENGINEER. REMOVAL OF EXISTING SOIL PER GEOTECHNICAL INVESTIGATION, SECTION 6.4.5.
- CONCRETE PAVING
CONCRETE, REBAR AND BASE ROCK TO BE REMOVED. BASE ROCK UNDER CONCRETE CAN BE REUSED IF APPROVED BY SOILS ENGINEER AND CITY INSPECTOR. REMOVAL OF EXISTING SOIL PER GEOTECHNICAL INVESTIGATION, SECTION 6.4.5.
- PORTABLE BUILDING
REMOVE BUILDING INCLUDING CONCRETE PAD. ALL SITE UTILITY INFRASTRUCTURE FEEDING THE BUILDINGS SHALL BE REMOVED TO THE NEAREST CONNECTION. REMOVAL OF EXISTING SOIL PER GEOTECHNICAL INVESTIGATION, SECTION 6.4.5.
- LANDSCAPED AREAS
REMOVE ALL TREES, SHRUBS, AND GRASS UNLESS OTHERWISE SPECIFIED. COORDINATE WITH THE CITY AND ARBORIST REPORT PRIOR TO REMOVING ANY TREES.
- TREE TO BE REMOVED INCLUDING ALL ROOT MASSES.
- TREE TO REMAIN ON SITE AND BE PROTECTED IN PLACE UNLESS INDICATED BY NOTE FOR RELOCATION.

GENERAL NOTES

1. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
2. HAZARDOUS MATERIALS. UPON DISCOVERY OF HAZARDOUS MATERIAL THE CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S) AND SHALL PROMPTLY NOTIFY THE CITY IN WRITING OF ANY:
 - A. MATERIAL THAT THE CONTRACTOR BELIEVES MAY BE MATERIAL THAT IS HAZARDOUS WASTE, AS DEFINED IN SECTION 25117 OF THE HEALTH AND SAFETY CODE, THAT IS REQUIRED TO BE REMOVED TO A CLASS I, CLASS II, OR CLASS III DISPOSAL SITE IN ACCORDANCE WITH PROVISIONS OF EXISTING LAW.
 - B. SUBSURFACE OR LATENT PHYSICAL CONDITIONS AT THE SITE DIFFERING FROM THOSE INDICATED.
 - C. UNKNOWN PHYSICAL CONDITIONS AT THE SITE OF ANY UNUSUAL NATURE, DIFFERENT MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE DEVELOPER'S AGENT SHALL PROMPTLY INVESTIGATE THE SUSPECTED CONDITION AND, AS NECESSARY, INITIATE FURTHER ANALYSIS OF THE PROBLEM. IF REMEDIATION IS REQUIRED, A REMEDIATION PLAN WILL BE SUBMITTED TO THE DIRECTOR OF PUBLIC WORKS FOR REVIEW BY ENVIRONMENTAL MANAGEMENT AND, UPON APPROVAL BY THE DIRECTOR, BE IMPLEMENTED AT DEVELOPER'S SOLE EXPENSE.
3. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. (CA. 1-800-642-2444) 48 HOURS BEFORE DIGGING. EXCAVATION FOR UNDERGROUND FACILITIES SHALL NOT BE PERMITTED PRIOR TO CONTACTING UNDERGROUND SERVICE ALERT.
4. ALL UNDERGROUND UTILITY LINES AND APPURTENANCES SERVING THE EXISTING BUILDINGS ARE TO BE ABANDONED IN ACCORDANCE WITH THE CITY OF LOS ALTOS STANDARDS AND/OR THE GEOTECHNICAL REPORT, UNLESS NOTED OTHERWISE.
5. REMOVE ALL EXISTING UNDERGROUND UTILITIES WITHIN THE PROPOSED BUILDING FOOTPRINT, UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROTECT, BUT NOT NECESSARILY LIMITED TO, EXISTING UTILITY INSTALLATIONS, POLES, TRANSFORMERS, OVERHEAD LINES, ELECTRICAL CABINETS AND UTILITY VAULTS UNTIL THEY ARE REMOVED.
7. ITEMS SHOWN TO BE REMOVED OR ABANDONED ARE INDICATED PER INFORMATION AVAILABLE TO THE ENGINEER. IT IS THE INTENTION OF THESE PLANS TO REMOVE OR ABANDON ALL EXISTING UTILITIES AND IMPROVEMENTS TO ALLOW CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, WHETHER INDICATED ON PLANS OR NOT.
8. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
9. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SHRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE DRAWINGS.
10. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
11. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEM BY THE OWNER AT DESIGNATED LOCATIONS.
13. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
14. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.
15. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
16. ANY SOIL GENERATED FOR OFF SITE DISPOSAL SHALL BE PROPERLY PROFILED TO DOCUMENT WHETHER PESTICIDE RESIDUES ARE PRESENT IN THE SOIL, AND THE CITY AND DEVELOPER SHALL BE NOTIFIED OF THE RESULTS.

ATTACHMENT 3

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PROJECT:

LOS ALTOS POLICE DEPARTMENT
EMERGENCY OPERATIONS CENTER

1 N SAN ANTONIO ROAD
LOS ALTOS, CA 94022

DESCRIPTION: DATE:

PLANNING SUBMITTAL 03/30/20

PLANNING SUBMITTAL (FIRE) 07/20/20

PLANNING RESUBMITTAL 08/20/20

NOT FOR CONSTRUCTION

PROJECT NUMBER: 20181302

APPROVED BY: PK

CHECKED BY: PC

DRAWN BY: JH

SHEET TITLE:

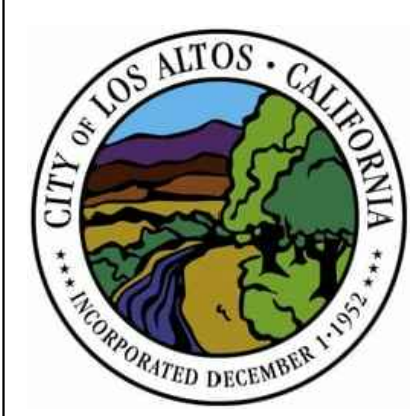
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

C1.0



PROJECT:
LOS ALTOS POLICE DEPARTMENT
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NOT FOR CONSTRUCTION
PROJECT NUMBER: 20181302
APPROVED BY: PK
CHECKED BY: PC
DRAWN BY: JH

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C2.0

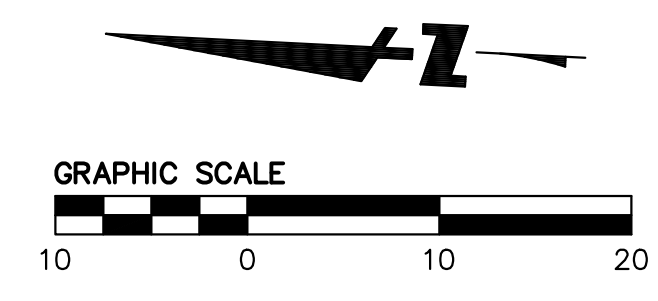
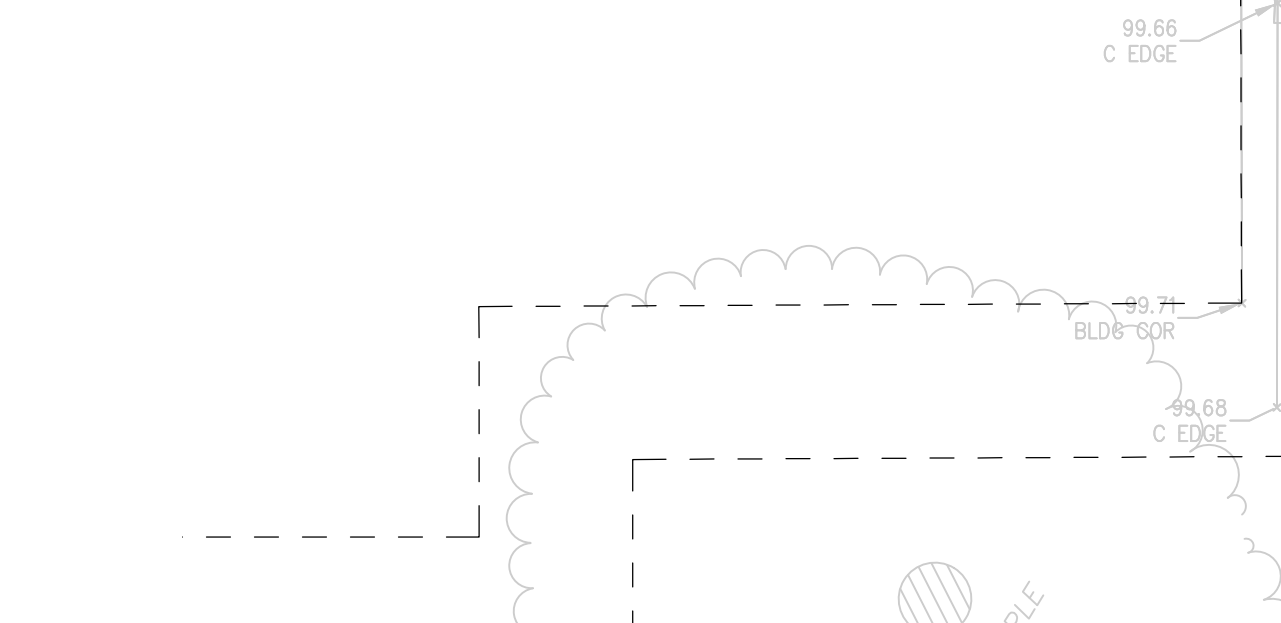
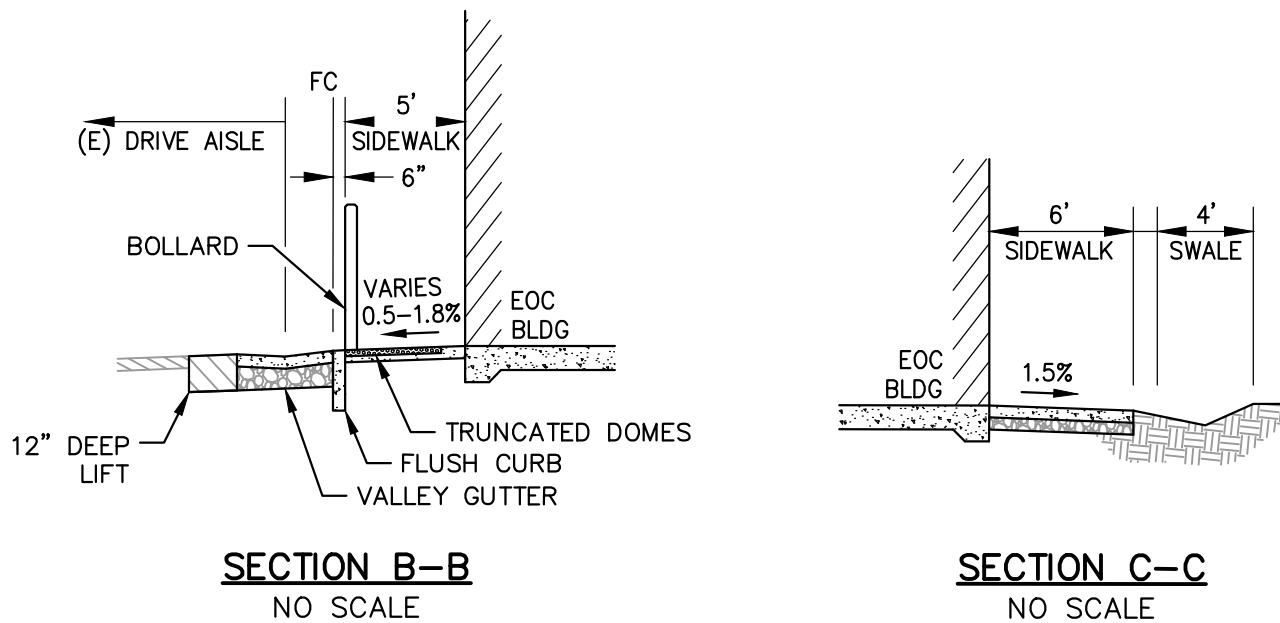
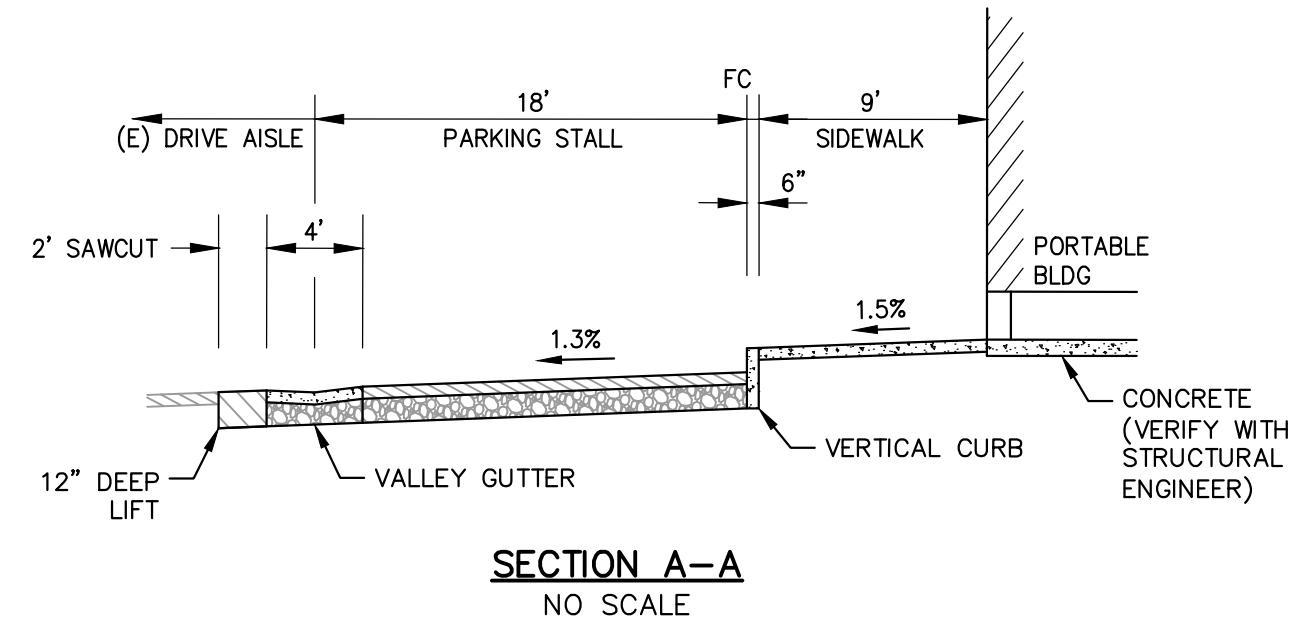
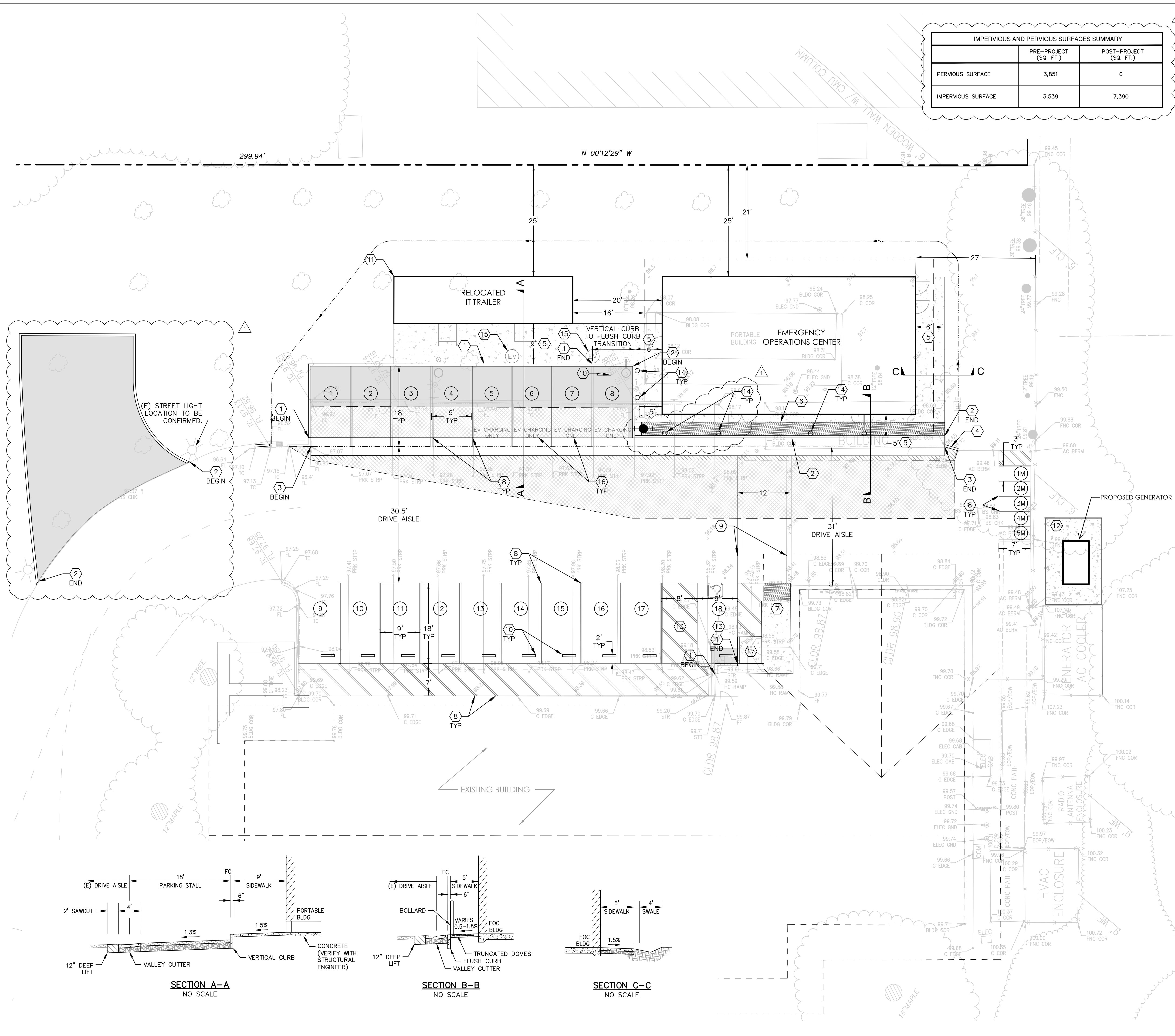
LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- SAWCUT LINE
- VERTICAL CURB
- 12" AC DEEP LIFT
- AC PAVING
3" AC/8" CL II AB
- 1.5" GRIND & OVERLAY
- CONCRETE
4" PCC/4" CL II AB
- PARKING COUNT
- EV CHARGER
- FIRE HYDRANT PER SPEC W-2,
SANTA CLARA COUNTY FIRE
DEPT STANDARD DETAILS AND
SPECIFICATIONS

SITE PLAN KEY NOTES

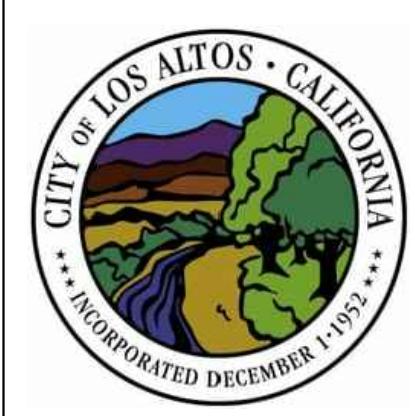
- 1 CONSTRUCT VERTICAL CURB PER CLA STD SU-6, SHEET C5.1
- 2 CONSTRUCT FLUSH CURB
- 3 CONSTRUCT VALLEY GUTTER PER DETAIL 3, SHEET C5.0
- 4 AC CONCRETE BERM PER PER CLA STD SU-7, SHEET C5.1
- 5 CONSTRUCT CONCRETE WALKWAY PER DETAIL 2, SHEET C5.0
- 6 CONSTRUCT TRUNCATED DOMES PER DETAIL 4, SHEET C5.0
- 7 CONSTRUCT ACCESSIBLE HANDICAP RAMP W/ HANDRAILS. SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAILS
- 8 4" SOLID WHITE STRIPE (PARKING STRIPE)
- 9 12" SOLID WHITE STRIPE (CROSSWALK STRIPE)
- 10 INSTALL WHEEL STOP PER DETAIL 5, SHEET C5.0
- 11 CONCRETE BELOW TRAILER TO BE 6" PCC/6" CL II AB W/ #3 REBAR @ 18" O.C. BOTH DIRECTIONS (TO BE VERIFIED WITH STRUCTURAL ENGINEER)
- 12 CONCRETE PAD FOR GENERATOR TO BE 6" PCC/6" CL II AB (TO BE VERIFIED WITH ELECTRICAL ENGINEER)
- 13 CONSTRUCT VAN ACCESSIBLE PARKING STALL PER DETAIL 5, SHEET C5.0
- 14 CONSTRUCT BOLLARD. SEE ARCHITECTURAL PLANS FOR BOLLARD DETAILS
- 15 INSTALL EV CHARGING STATION PORT AND ELEC INFRASTRUCTURE PER ELECTRICAL PLANS
- 16 EACH ACCESSIBLE EV SPACE SHALL HAVE SURFACE MARKING STATING "EV CHARGING ONLY" IN LETTERS 12 INCHES HIGH MINIMUM IN COMPLIANCE WITH CBC SECTION 11B-812.9. ALIGN WITH BACK OF STALL.
- 17 CONSTRUCT SERVICE RAMP

IMPERVIOUS AND PERVIOUS SURFACES SUMMARY		
	PRE-PROJECT (SQ. FT.)	POST-PROJECT (SQ. FT.)
PERVIOUS SURFACE	3,851	0
IMPERVIOUS SURFACE	3,539	7,390





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PLANNING RESUBMITTAL 08/20/20

NOT FOR CONSTRUCTION
PROJECT NUMBER: 20181302
APPROVED BY: PK
CHECKED BY: PC
DRAWN BY: JH

SHEET TITLE:
GRADING & UTILITY PLAN
SHEET NUMBER:

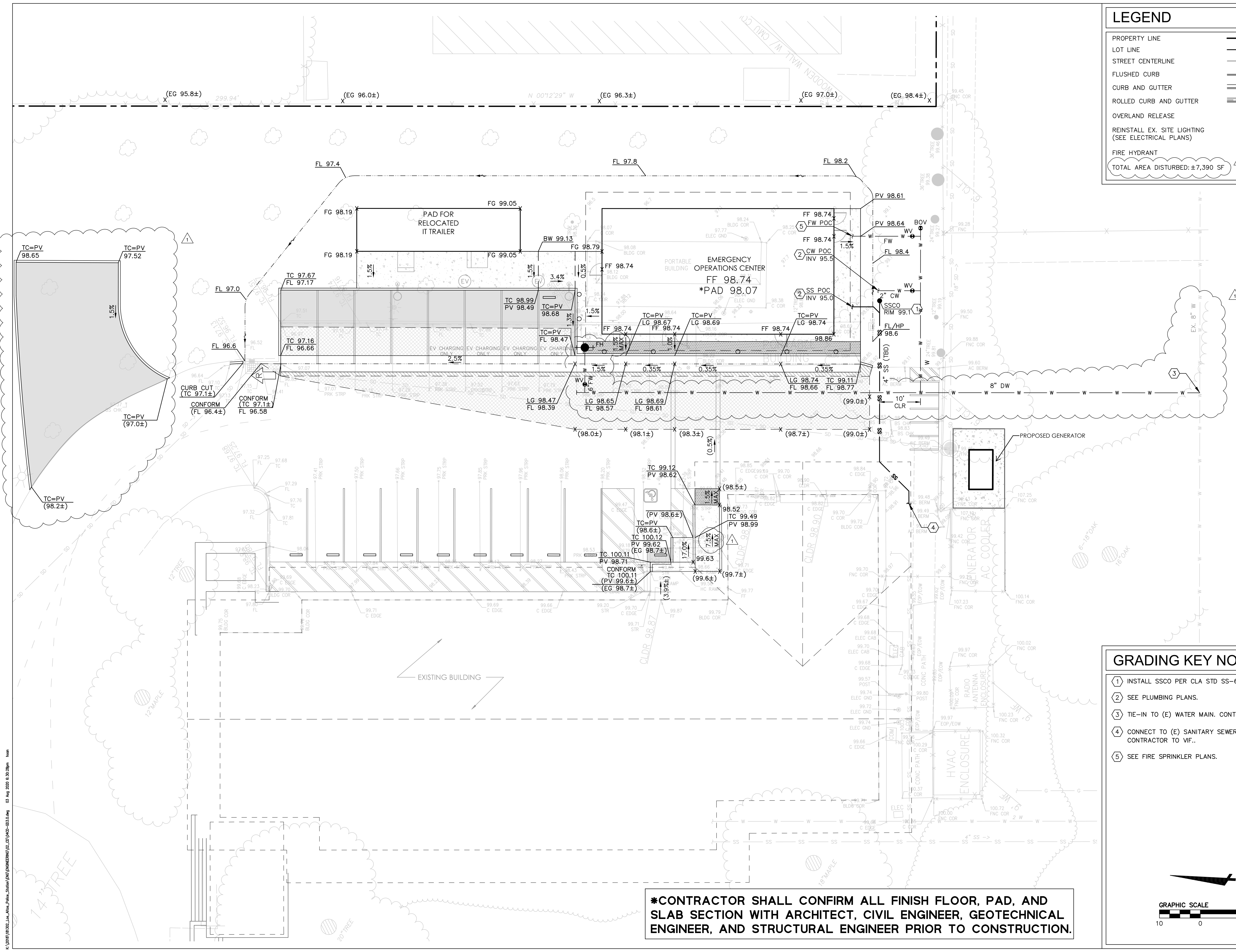
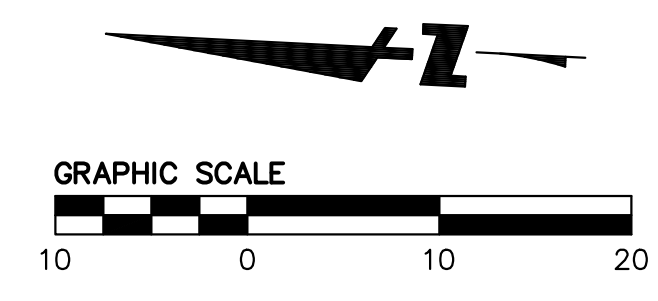
C3.0

LEGEND	
PROPERTY LINE	---
LOT LINE	- - - -
STREET CENTERLINE	- · - · - ·
FLUSHED CURB	=====
CURB AND GUTTER	=====
ROLLED CURB AND GUTTER	=====
OVERLAND RELEASE	←
REINSTALL EX. SITE LIGHTING (SEE ELECTRICAL PLANS)	○
FIRE HYDRANT	⊕
TOTAL AREA DISTURBED: ±7,390 SF	⚠

GRADING KEY NOTES

- ① INSTALL SSCO PER CLA STD SS-6, SHEET C5.1.
- ② SEE PLUMBING PLANS.
- ③ TIE-IN TO (E) WATER MAIN. CONTRACTOR TO VIF.
- ④ CONNECT TO (E) SANITARY SEWER LATERAL. CONTRACTOR TO VIF..
- ⑤ SEE FIRE SPRINKLER PLANS.

***CONTRACTOR SHALL CONFIRM ALL FINISH FLOOR, PAD, AND SLAB SECTION WITH ARCHITECT, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.**



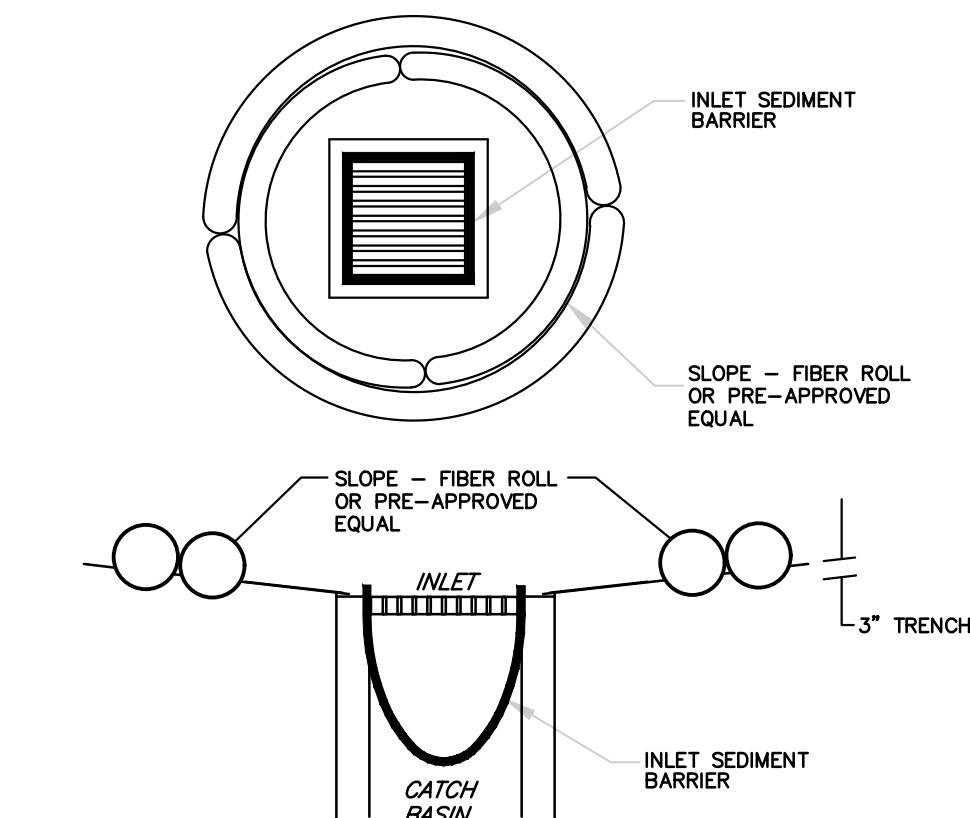
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GENERAL NOTES:

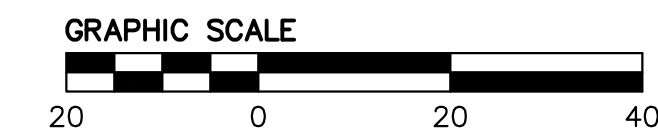
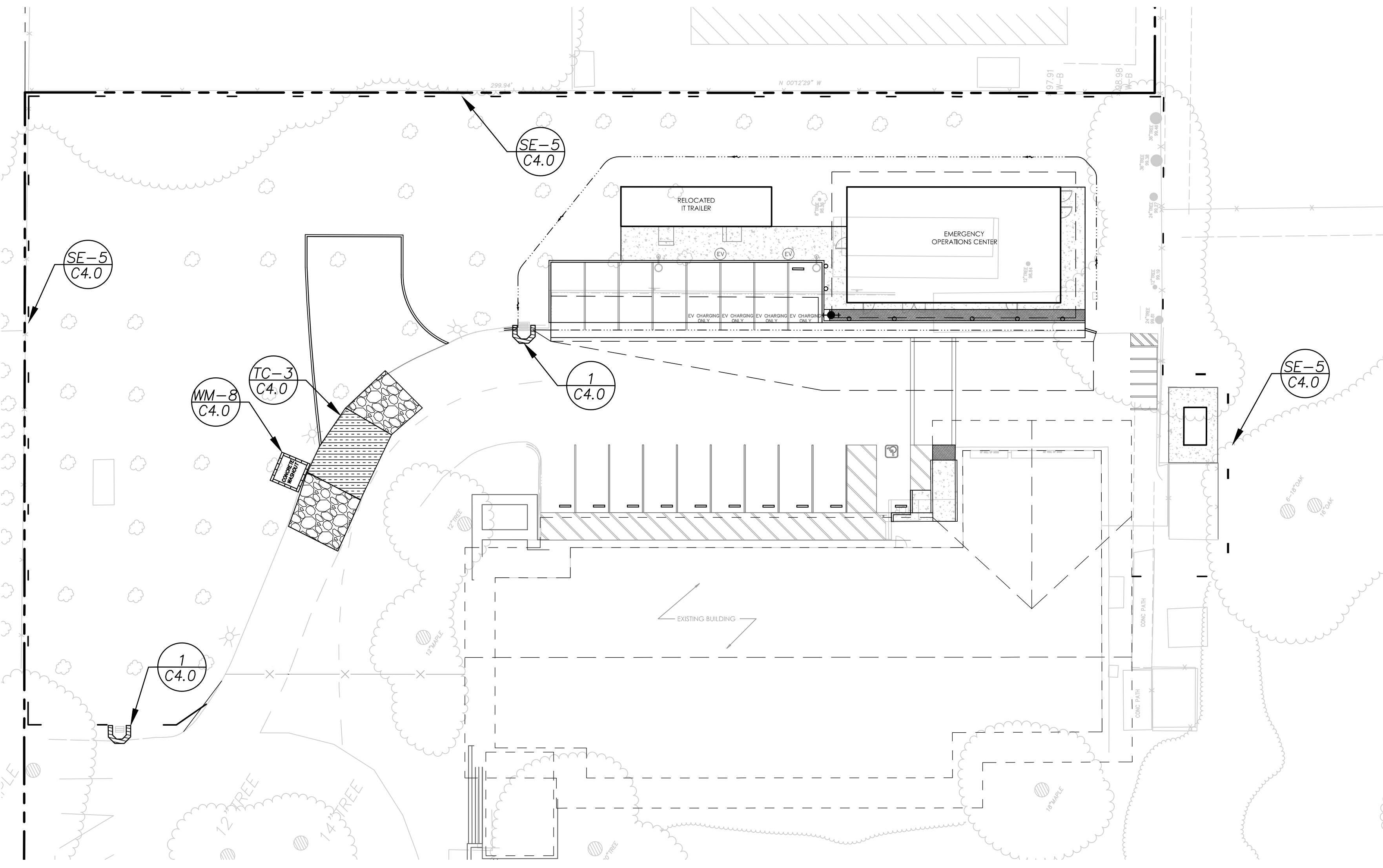
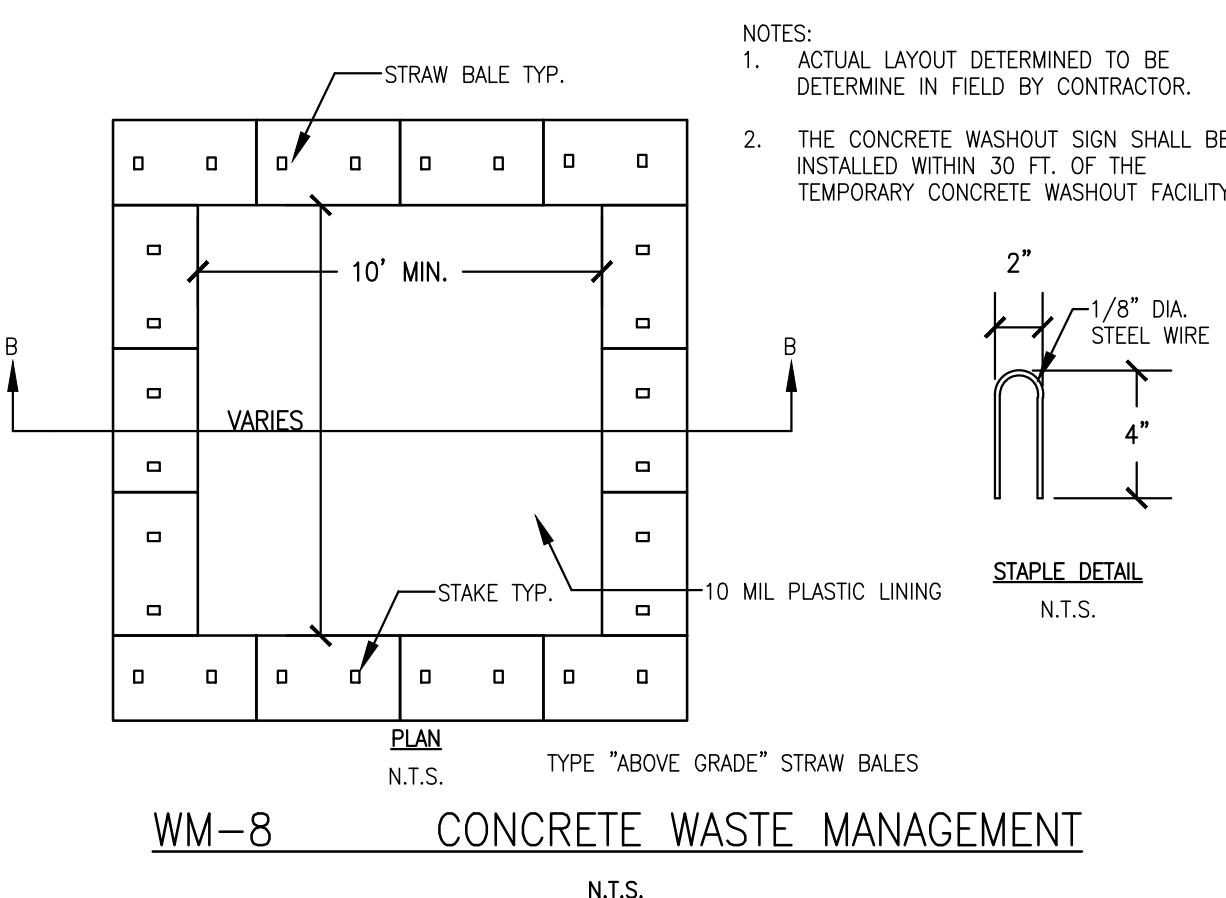
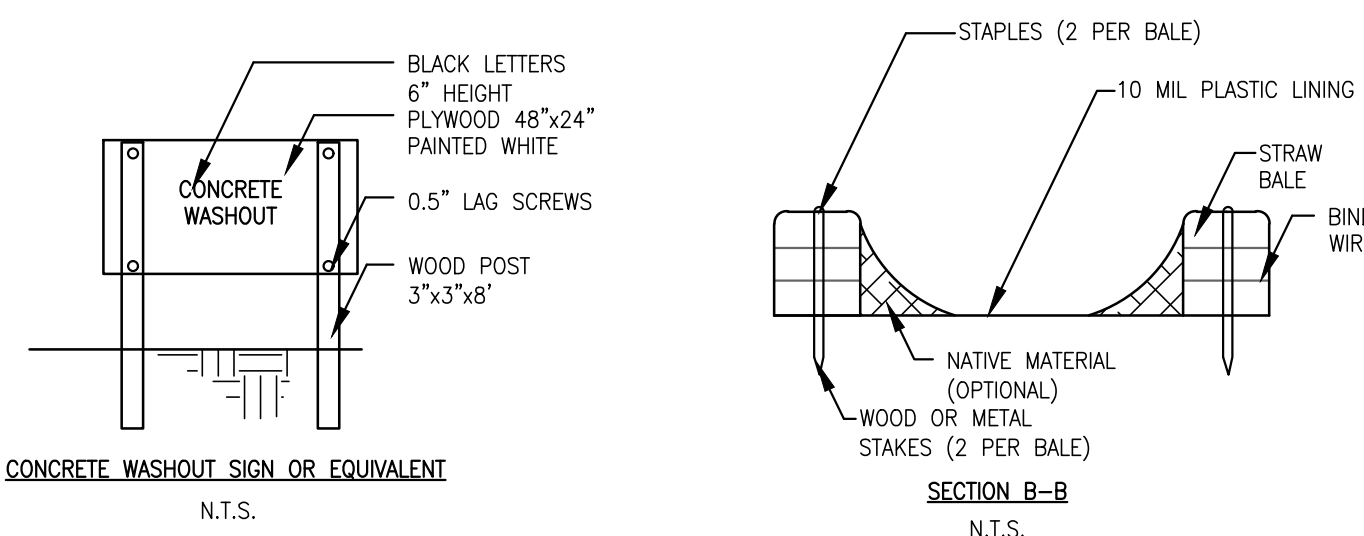
- NO PART OF THE TEMPORARY PERIMETER CONSTRUCTION FENCE SHALL ENROACH INTO PUBLIC RIGHT-OF-WAY OR ADJACENT PRIVATE PROPERTY, UNLESS AS SHOWN.
- EXISTING WOOD/CHAIN LINK FENCE AND WALLS TO REMAIN DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR TREE PROTECTION PLANS.
- EXACT PLACEMENT OF CONSTRUCTION ENTRANCE, VEHICLE AND EQUIPMENT CLEARING, FUELING AND MAINTENANCE AREA, STOCKPILE AREA, SANITARY FACILITIES, VEHICLE WASHOUT, AND CONCRETE WASHOUT FACILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

- GREEN SCREEN SHALL BE INSTALLED WITH PERIMETER FENCING.
- EXACT PLACEMENT OF CONSTRUCTION ENTRANCE, VEHICLE AND EQUIPMENT CLEARING, FUELING AND MAINTENANCE AREA, STOCKPILE AREA, SANITARY FACILITIES, VEHICLE WASHOUT, AND CONCRETE WASHOUT FACILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.



1 TYPICAL INLET PROTECTION
SCALE: N.T.S.

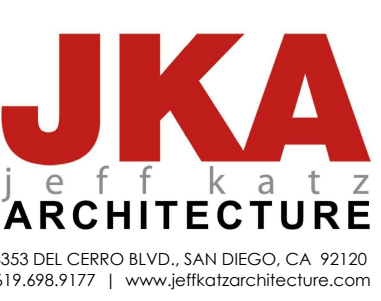
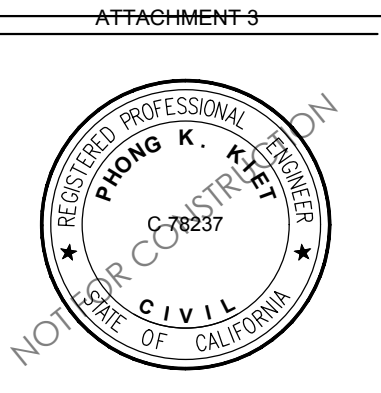
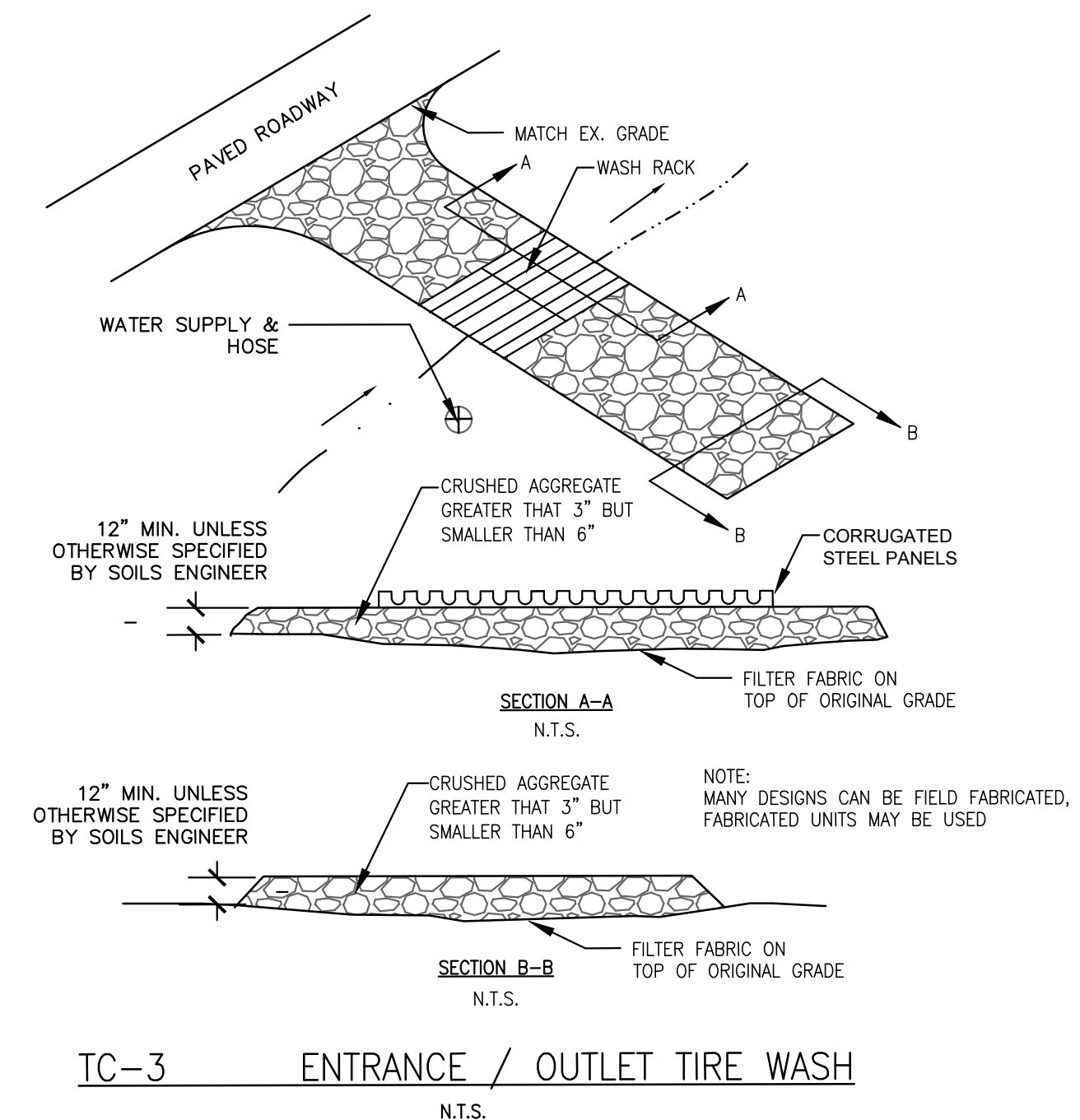


LEGEND

- PROPERTY LINE
- FIBER ROLL; SEE DETAIL SE-5, SHEET C7.0
- INLET PROTECTION, SEE DETAIL
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
SEE DETAIL TC-3, SHEET C7.0
- ENTRANCE/EXIT TIRE WASH
SEE DETAIL TC-3, SHEET C7.0

EROSION CONTROL NOTES

- SHEET C4.0 IS INTENDED TO BE USED FOR EROSION CONTROL ONLY.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ANY SEDIMENT FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED WITH ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURE MAINTENANCE THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATE OWNED AND MAINTAINED ROAD CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS ESTABLISHED ON LANDSCAPED SURFACES.
- DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB). ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
- BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, SILT FENCES, ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.
- ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB).
- DURING PERIODS WHEN STORMS ARE FORECAST:
 - EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
 - ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
 - WHERE STOCKPILING IS NECESSARY, USE A TARPULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, SILT FENCE, OR OTHER RUNOFF CONTROLS.
 - USE INLET CONTROLS (E.G. FILTER MAT) FOR STORM DRAINS ADJACENT TO STOCKPILED SOIL.
 - THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
- DURING PERIODS WHEN STORMS ARE NOT FORECAST -
 - PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
 - THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.
- THIS EROSION CONTROL PLAN IS FOR CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15. OPEN SPACES ARE TO BE PLANTED BY SEPTEMBER 15. IF THESE CONDITIONS ARE NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE PROJECT ENGINEER THAT REFLECTS CURRENT SITE CONDITIONS FOR REVIEW AND APPROVAL.
- EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE MAINTAINED AND REPLACED AFTER EACH SIGNIFICANT RAINFALL OR AS DIRECTED BY THE OWNER AND/OR THE CALIFORNIA REGIONAL WATER CONTROL BOARD (CRWQCB).
- ALL DRAINAGE INLETS WITHIN AND NEAR THE PROJECT SITE SHALL BE PROVIDED WITH SEDIMENT TRAPS OR SEDIMENT BARRIERS AS PER THIS PLAN.
- SEDIMENT DAMS AND TRAPS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED FROM THESE DEVICES WHEN IT HAS ACCUMULATED TO THREE-QUARTER OF THE ORIGINAL STORAGE HEIGHT.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE OWNER AND/OR THE CALIFORNIA REGIONAL WATER CONTROL BOARD (CRWQCB) BASED ON FIELD REVIEWS OF THE SITE.
- DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS SOON AS PRACTICAL AFTER THE DAMAGE OCCURS.
- ALL EXPOSED DISTURBED SURFACES SHALL BE HYDROSEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 POUNDS PER 1000 SQUARE FEET, OR APPROVED EQUAL. SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH. HYDROSEEDED AREAS SHALL THEN BE COVERED WITH STRAW MULCH AND STABILIZED BY CRIMPING OR THE APPLICATION OF A LIQUID TACKIFIER.
- DURING GRADING OPERATIONS THE SITE SHALL BE WATERED ON A DAILY BASIS TO MINIMIZE THE RELEASE OF DUST AND OTHER PARTICULATE MATTER.
- EARTHWORK SHALL NOT BE PERFORMED DURING UNFAVORABLE CONDITIONS. AFTER INTERRUPTION OF WORK DUE TO HEAVY RAIN, THE ENGINEER SHALL APPROVE EARTHWORK BEFORE RESUMPTION OF EARTHMOVING OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO PUT IN PLACE THE NECESSARY MEANS AND EXECUTE PROPER METHODS TO PROTECT EARTHWORK AGAINST UNFAVORABLE WEATHER CONDITIONS. CONTRACTOR SHALL NOT BE PAID FOR ANY DELAY OR ADDITIONAL WORK TO REMEDY PREVIOUS EARTHWORK RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO PROTECT THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE AND SUBMIT THE ANNUAL COMPLIANCE STATUS REPORT OF THE CONSTRUCTION STORM WATER GENERAL PERMIT ON THE SEPTEMBER 1ST OF EACH YEAR THE PROJECT IS IN CONSTRUCTION.
- THIS PROJECT SHALL COMPLY WITH APPLICABLE PROVISIONS IN THE STATE OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES, ORDER NO. 2009-0009-DWQ.



PROJECT:
LOS ALTOS POLICE
DEPARTMENT
EMERGENCY OPERATIONS
CENTER
1 N SAN ANTONIO ROAD
LOS ALTOS, CA 94022



DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING SUBMITTAL (FIRE)	07/20/20
PLANNING RESUBMITTAL	08/20/20

NOT FOR CONSTRUCTION

PROJECT NUMBER:	20181302
APPROVED BY:	PK
CHECKED BY:	PC
DRAWN BY:	JH

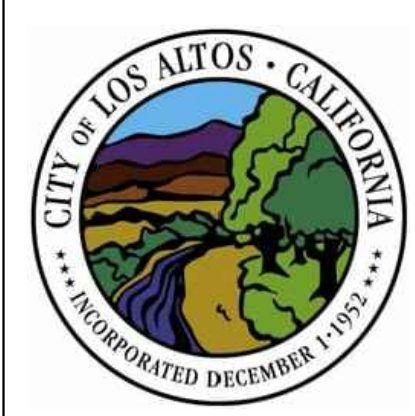
SHEET TITLE:
EROSION CONTROL PLAN AND DETAILS

SHEET NUMBER:

C4.0



PROJECT:
LOS ALTOS POLICE DEPARTMENT
EMERGENCY OPERATIONS CENTER
1 N SAN ANTONIO ROAD
LOS ALTOS, CA 94022



DESCRIPTION: DATE:
PLANNING SUBMITTAL (FIRE) 07/20/20
PLANNING RESUBMITTAL 08/20/20

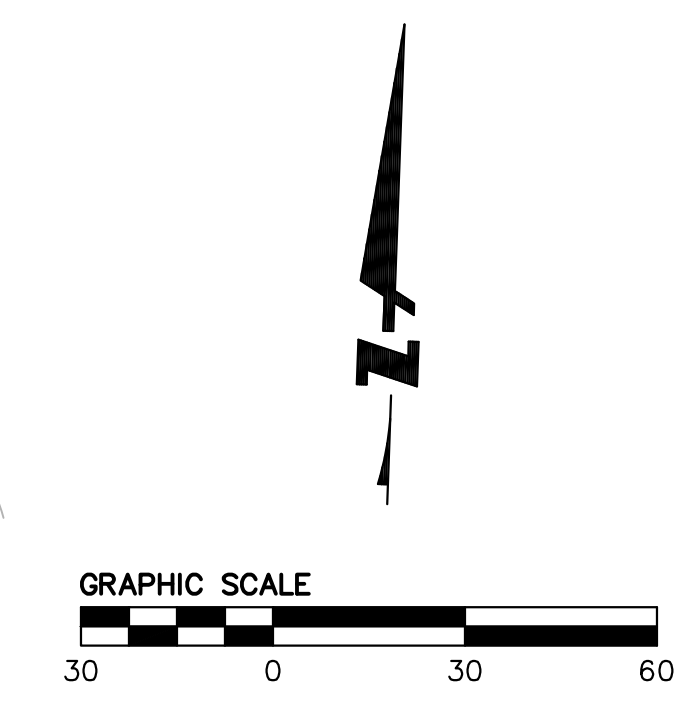
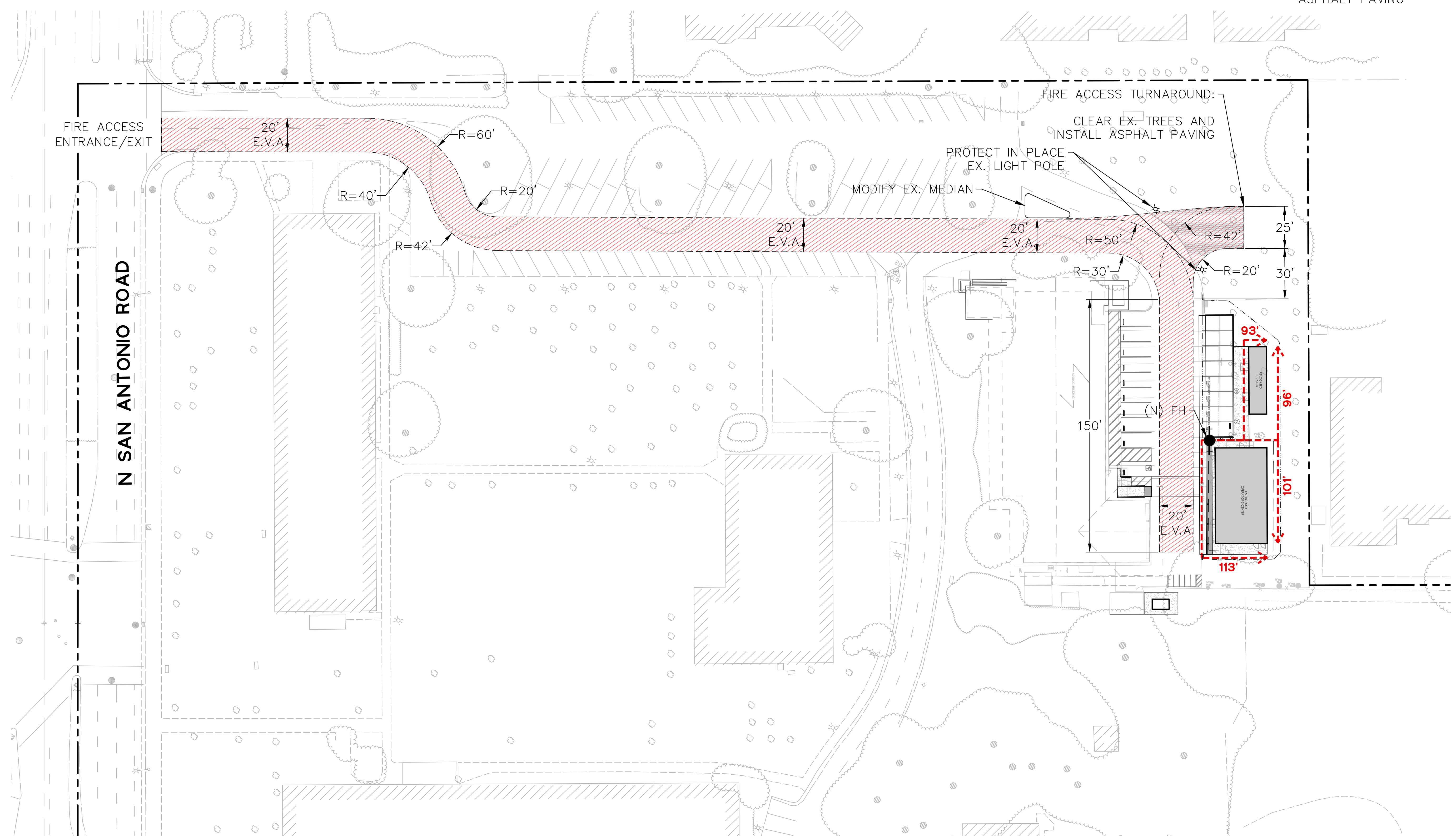
NOT FOR CONSTRUCTION
PROJECT NUMBER: 20181302
APPROVED BY: PK
CHECKED BY: PC
DRAWN BY: JH

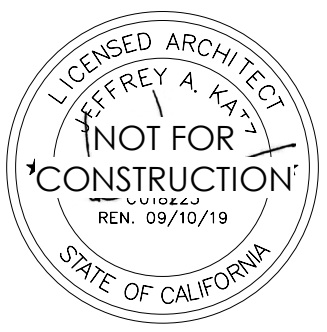
SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:
C5.0

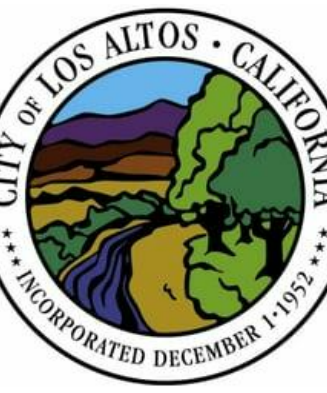
LEGEND

- PROPERTY LINE
- EMERGENCY VEHICLE ACCESS (E.V.A.)
- HOSE REACH
- PROPOSED FIRE HYDRANT
- PROPOSED BUILDING
- ASPHALT PAVING





PROJECT:
 LOS ALTOS POLICE DEPARTMENT
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 PLANNING SUBMITTAL (FIRE) 07/20/20
 PLANNING RESUBMITTAL 08/20/20

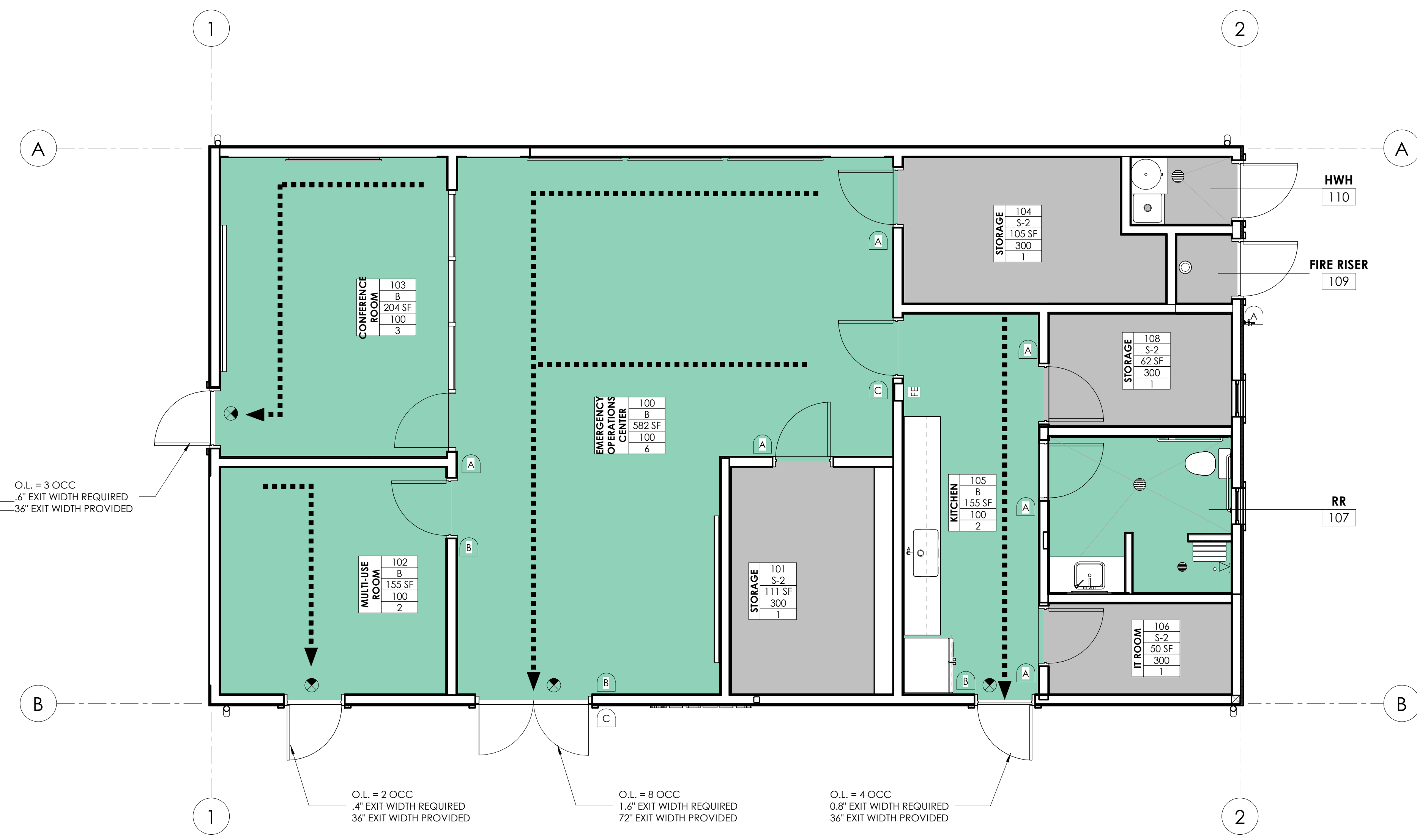
NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: CM
 DRAWN BY: KD

SHEET TITLE:
EGRESS PLAN

SHEET NUMBER:
A0.1

ROOM NUMBER	DESCRIPTION	SQ. FT.	LOAD FACTOR	FLOOR OCCUP	CLASS
100	EMERGENCY OPERATIONS CENTER	582 SF	100	6	B
101	STORAGE	111 SF	300	1	S-2
102	MULTI-USE ROOM	155 SF	100	2	B
103	CONFERENCE ROOM	204 SF	100	3	B
104	STORAGE	105 SF	300	1	S-2
105	KITCHEN	155 SF	100	2	B
106	IT ROOM	50 SF	300	1	S-2
107	RR	84 SF		0	B
108	STORAGE	62 SF	300	1	S-2
109	FIRE RISER	11 SF		0	S-2
110	HWH	20 SF		0	S-2
TOTAL AREA N.S.F.:		1541 SF		17	
CORE AREA:		202 SF			
TOTAL AREA G.S.F.:		1743 SF			



OCCUPANCY LEGEND

- B
- S-2

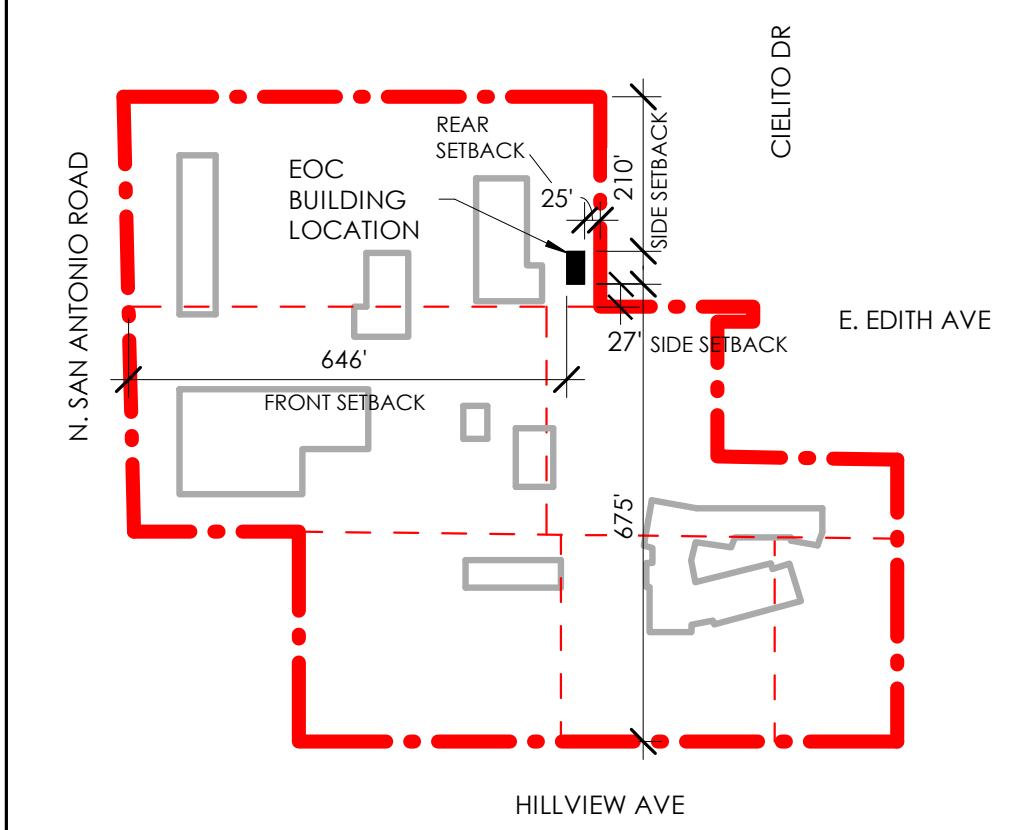
SIGNAGE LEGEND

- A TACTILE ROOM SIGN, SEE DETAIL: D1/A7.9
- B TACTILE EXIT SIGN, SEE DETAIL: B1/T-6
- C TACTILE EXIT ROUTE SIGN, SEE DETAIL: B1/T-6

EGRESS LEGEND

- PATH OF TRAVEL
- X EXIT SIGN, SEE ELECTRICAL DRAWINGS AND TACTILE EXIT SIGN
- PH PANIC HARDWARE, SEE DOOR SCHEDULE
- ROOM #
- OCCUPANCY GROUP
- NET SQ. FT.
- OCC. LOAD FACTOR
- OCCUPANTS
- RECESSED FIRE EXTINGUISHER

CAMPUS KEY PLAN



CONSTRUCTION NOTES

- 001 EXISTING POLICE ACCESS GATE
- 002 EXISTING ACCESSIBLE PARKING STALL
- 004 EXISTING FENCING
- 007 EXISTING PLAYGROUND
- 008 EXISTING CONCRETE WALKWAY
- 009 EXISTING LANDSCAPE
- 016 UTILITY AREA
- 033 EXISTING FIRE HYDRANT TO REMAIN
- 047 EXISTING ORCHARD TREE
- 048 EXISTING SITE LIGHTING
- 049 EXISTING SHADE TREE
- 092 PROPOSED PRIMARY CONSTRUCTION STAGING AREA
- 093 PROPOSED SECONDARY CONSTRUCTION STAGING AREA
- 094 PROPOSED ON SITE CONSTRUCTION PARKING AREA
- 095 PROPOSED ANTICIPATED TRUCK ROUTING
- 102 PARCEL LINE
- 162 RELOCATED I.T. TRAILER
- 163 PROPOSED EOC BUILDING



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DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING SUBMITTAL (FIRE)	07/20/20
PLANNING RESUBMITTAL	08/20/20

LEGEND

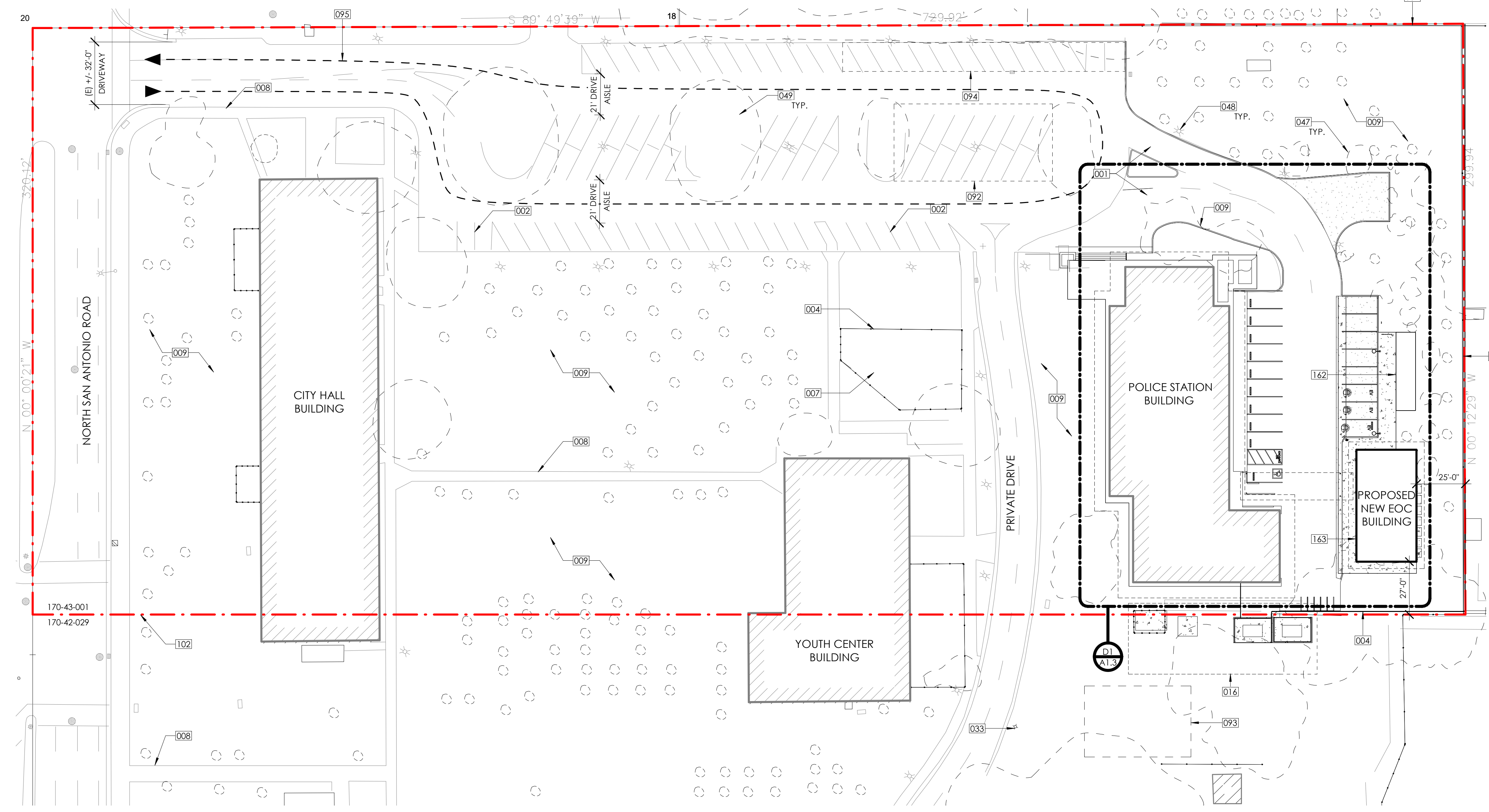
- PROPERTY LINE
- EXISTING ITEM TO REMAIN
- EXISTING FENCE
- EXISTING
- PROPOSED

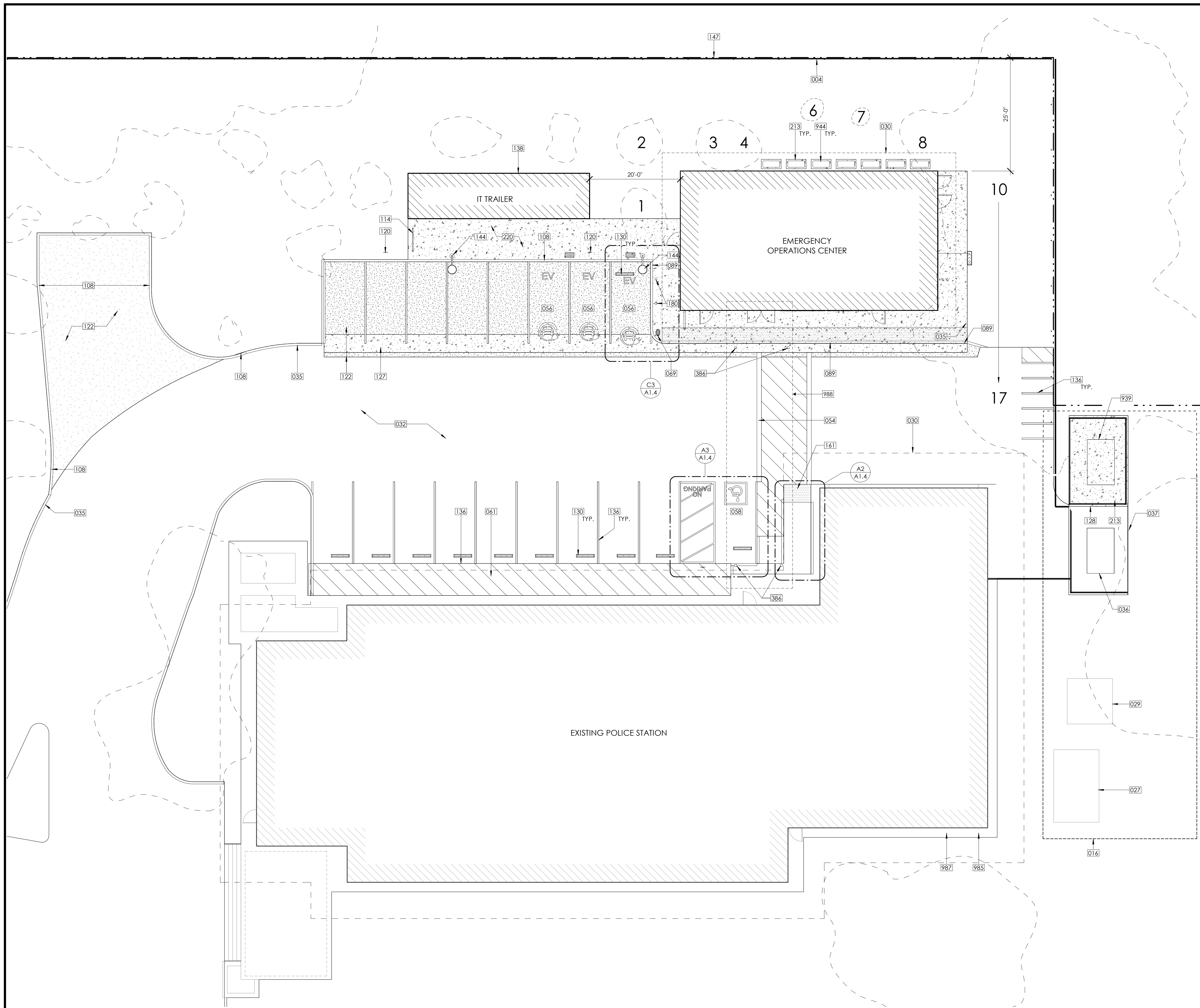
NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: CM
 DRAWN BY: KD

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A1.1





CONSTRUCTION NOTES

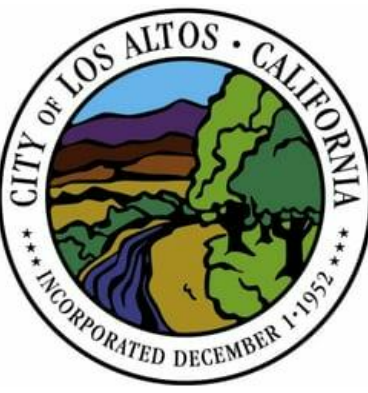
- 004 EXISTING FENCING
- 016 UTILITY AREA
- 027 EXISTING HVAC ENCLOSURE TO REMAIN
- 029 EXISTING RADIO ANTENNA ENCLOSURE TO REMAIN
- 030 LINE OF OVERHANG ABOVE
- 032 EXISTING ASPHALT PAVING TO REMAIN
- 035 EXISTING CONCRETE CURB TO REMAIN
- 036 EXISTING GENERATOR TO REMAIN, SEE ELECTRICAL
- 037 EXISTING GENERATOR ENCLOSURE TO REMAIN
- 054 ACCESSIBLE CROSSWALK, SEE CIVIL AND SHEET T-7
- 056 EV CHARGING ONLY PARKING STALL
- 058 ACCESSIBLE PARKING SPACE
- 061 STRIPING, SEE CIVIL
- 069 FIRE HYDRANT, SEE CIVIL
- 089 ZERO CURB, SEE CIVIL
- 108 6" CONCRETE CURB
- 114 BIKE RACK, SEE A3/A1.4
- 120 REINSTALL EXISTING SIGNAGE
- 122 ASPHALT PAVING, SEE CIVIL
- 127 CONCRETE SWALE, SEE CIVIL
- 128 GENERATOR ENCLOSURE
- 130 CONCRETE WHEEL STOP, SEE CIVIL AND SEE B3/T-7
- 136 PARKING STRIPING, SEE CIVIL AND SHEET T-7
- 138 RELOCATE AND REINSTALL EXISTING IT TRAILER
- 144 REINSTALL EXISTING SITE LIGHTING, SEE ELECTRICAL
- 147 PROPERTY LINE
- 161 DETECTABLE WARNING, SEE CIVIL AND B1/T-7
- 180 BOLLARD, SEE D3/A1.4 AND CIVIL
- 213 CONCRETE UTILITY PAD, SEE CIVIL
- 220 CONCRETE WALKWAY, SEE CIVIL
- 386 COVERED WALKWAY STRUCTURAL COLUMN
- 939 GENERATOR, SEE ELECTRICAL
- 944 PAD MOUNTED HVAC UNIT, SEE MECHANICAL
- 985 EXISTING AUTOMATIC TRANSFER SWITCH, SEE ELECTRICAL
- 987 EXISTING MAIN METER, SEE ELECTRICAL
- 988 COVERED WALKWAY / LINE OF COVER ABOVE



PROJECT:
 LOS ALTOS POLICE DEPARTMENT
 EMERGENCY OPERATIONS CENTER
 1 N SAN ANTONIO ROAD
 LOS ALTOS, CA 94022

NOTES

- 1. SEE A1.1 FOR ADDITIONAL NOTES.
- 2. TRASH FACILITIES LOCATED ON PROPERTY OUTSIDE OF PLAN VIEW EXTENTS.



ARBORIST REPORT

TREE #	TREE SPECIES	TREE SIZE (DSH)
1.	APRICOT TREE	16"
2.	APRICOT TREE	11"
3.	STUMP	17"
4.	APRICOT TREE	13"
6.	APRICOT TREE	14"
7.	STUMP	10"
8.	APRICOT TREE	4"
10.	COAST LIVING OAK	14"
11.	COAST LIVING OAK	7"
12.	COAST LIVING OAK	27"
13.	PRIVET TREE	15"
14.	PRIVET TREE	15"
15.	COAST LIVING OAK	20"
16.	COAST LIVING OAK	19"
17.	COAST LIVING OAK	25"

DESCRIPTION: DATE:
 PLANNING SUBMITTAL 03/30/20
 PLANNING SUBMITTAL (FIRE) 07/20/20
 PLANNING RESUBMITTAL 08/20/20

LEGEND

- CONCRETE PAVING
- ASPHALT PAVING
- PROPERTY LINE
- EXISTING ITEM TO REMAIN
- EXISTING FENCE
- SITE LIGHTING, SEE ELECTRICAL
- SIGNAGE

NOT FOR CONSTRUCTION
 PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: CM
 DRAWN BY: KD

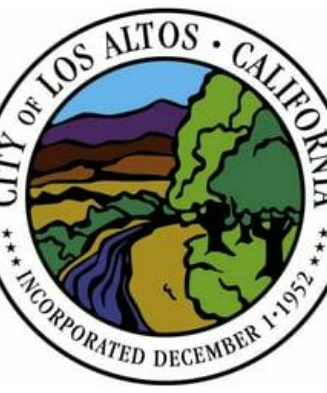
SITE PLAN

SHEET NUMBER:
A1.3



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LOS ALTOS, CA 94022



DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING SUBMITTAL (FIRE)	07/20/20
PLANNING RESUBMITTAL	08/20/20

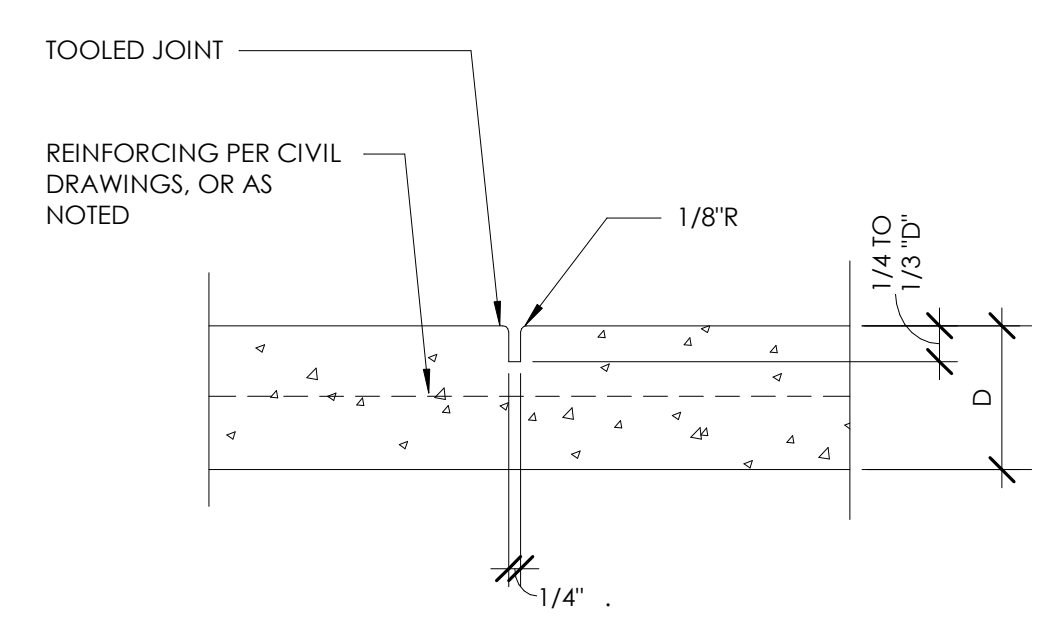
NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
APPROVED BY: JK
CHECKED BY: CM
DRAWN BY: KD

SHEET TITLE:
SITE DETAILS

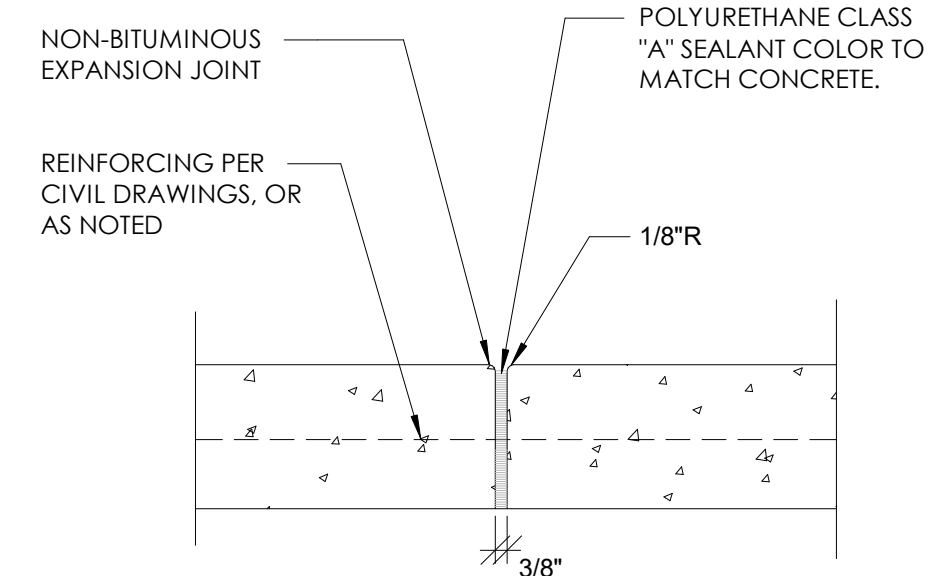
SHEET NUMBER:

A1.4



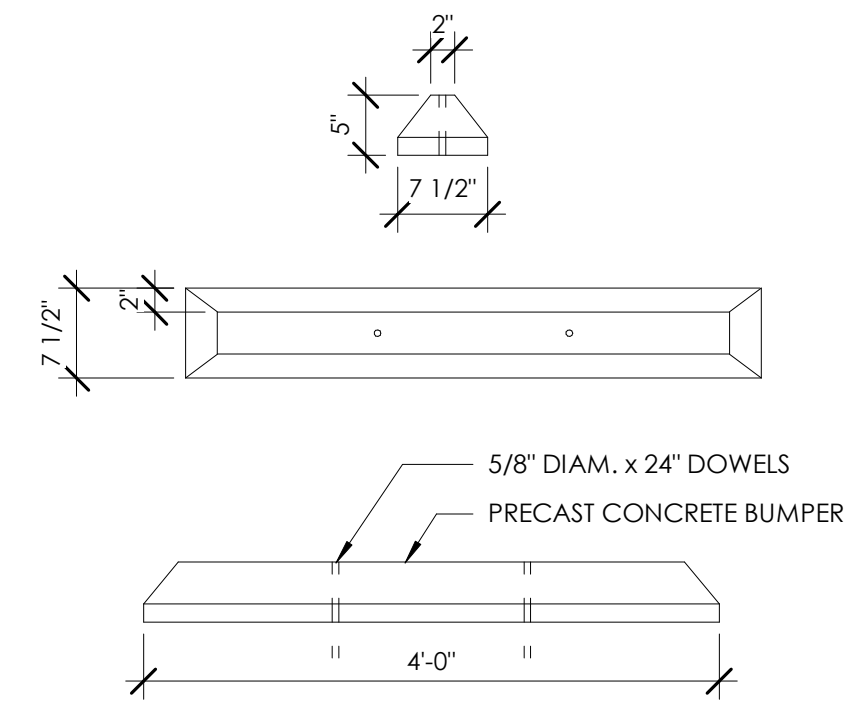
- NOTE:
1. MIN. REINFORCING SHALL BE #4 @ 24" O.C. EACH WAY
 2. WEAKENED PLANE JOINTS NEED TO BE PLACED EVERY 5'.

A4 WEAKENED PLANE JOINT
SCALE: 6" = 1'-0"

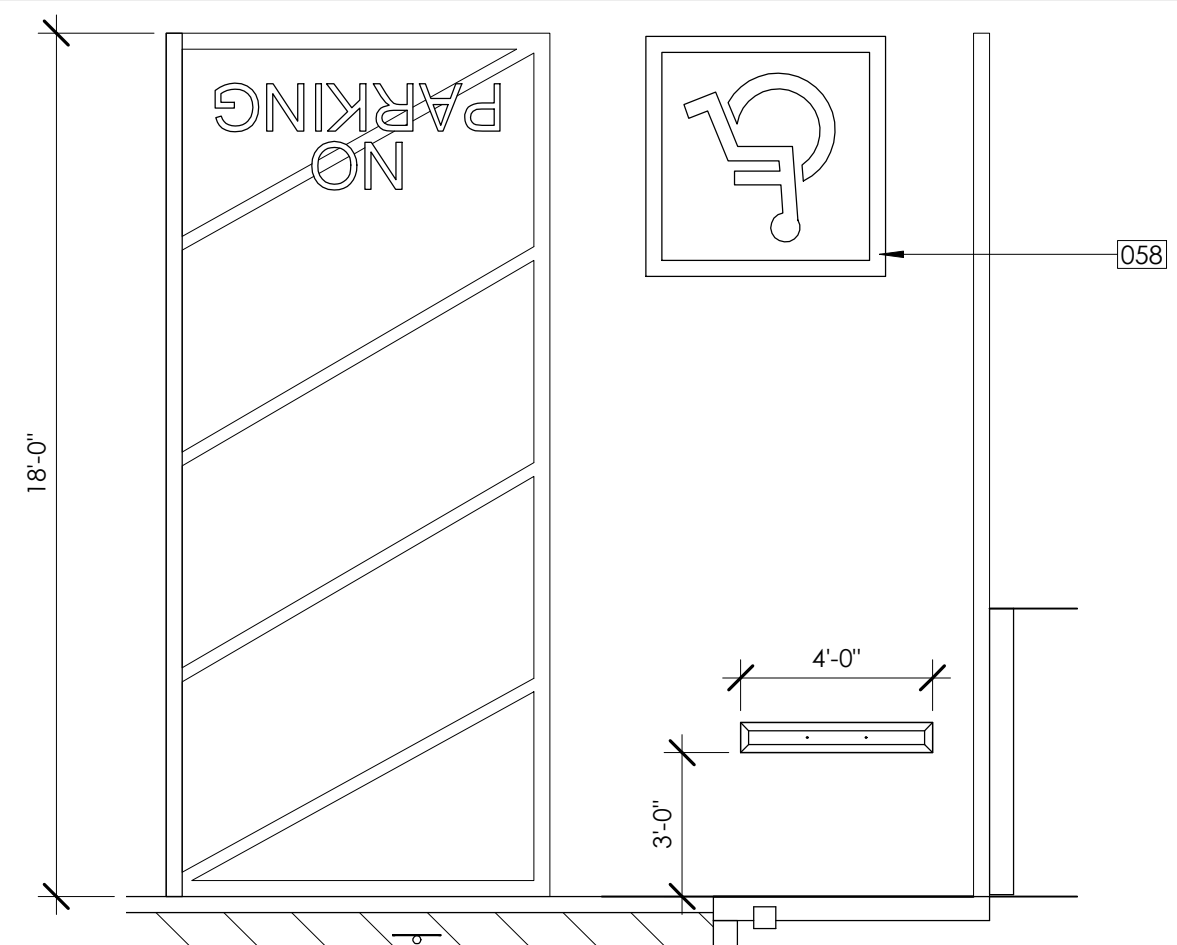


- NOTE:
1. PROVIDE REMOVEABLE PLASTIC CAP OVER EXPANSION JOINT PRIOR TO POURING CONCRETE.
 2. MIN. REINFORCING SHALL BE #4 @ 24" O.C. EACH WAY
 3. EXPANSION JOINTS NEED TO BE PLACED EVERY 10'.

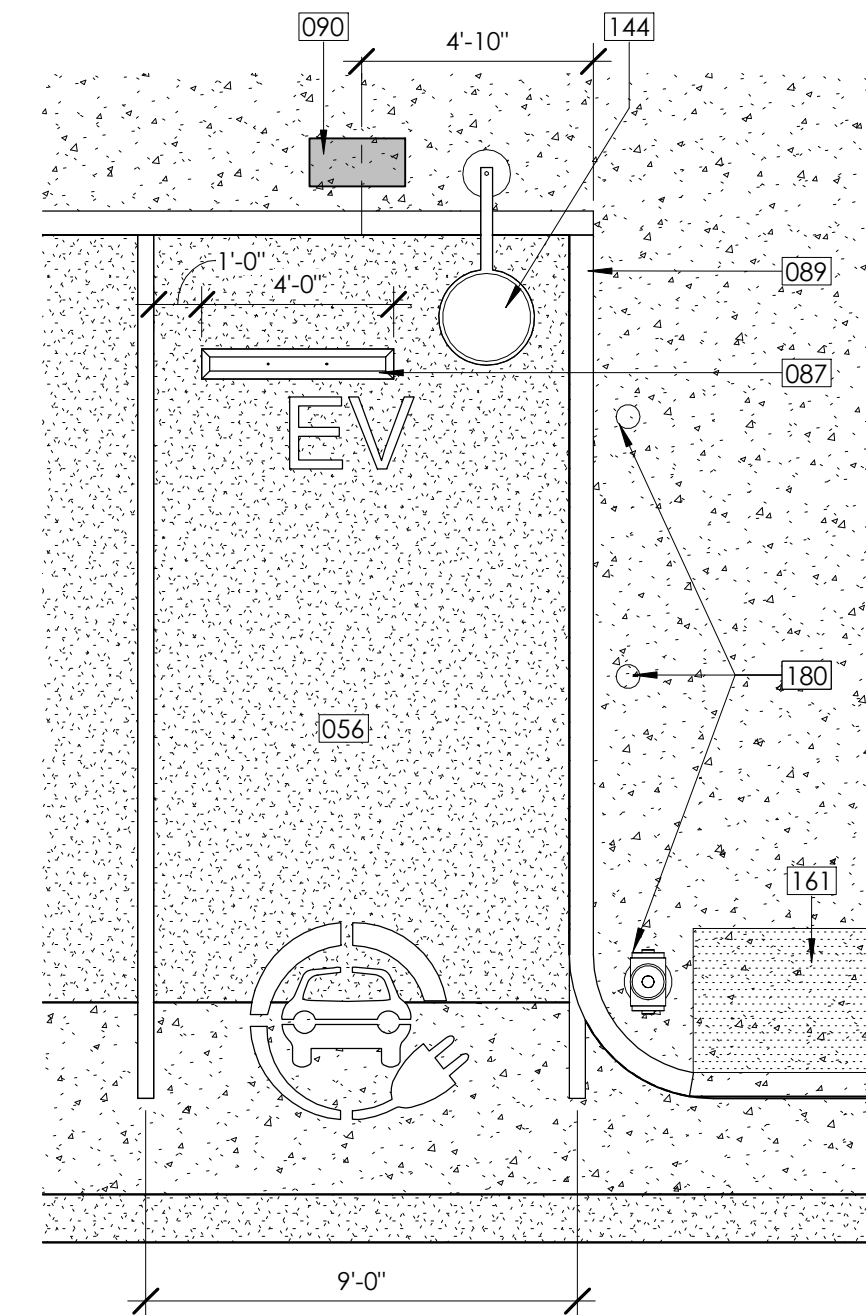
B4 EXPANSION JOINT
SCALE: 6" = 1'-0"



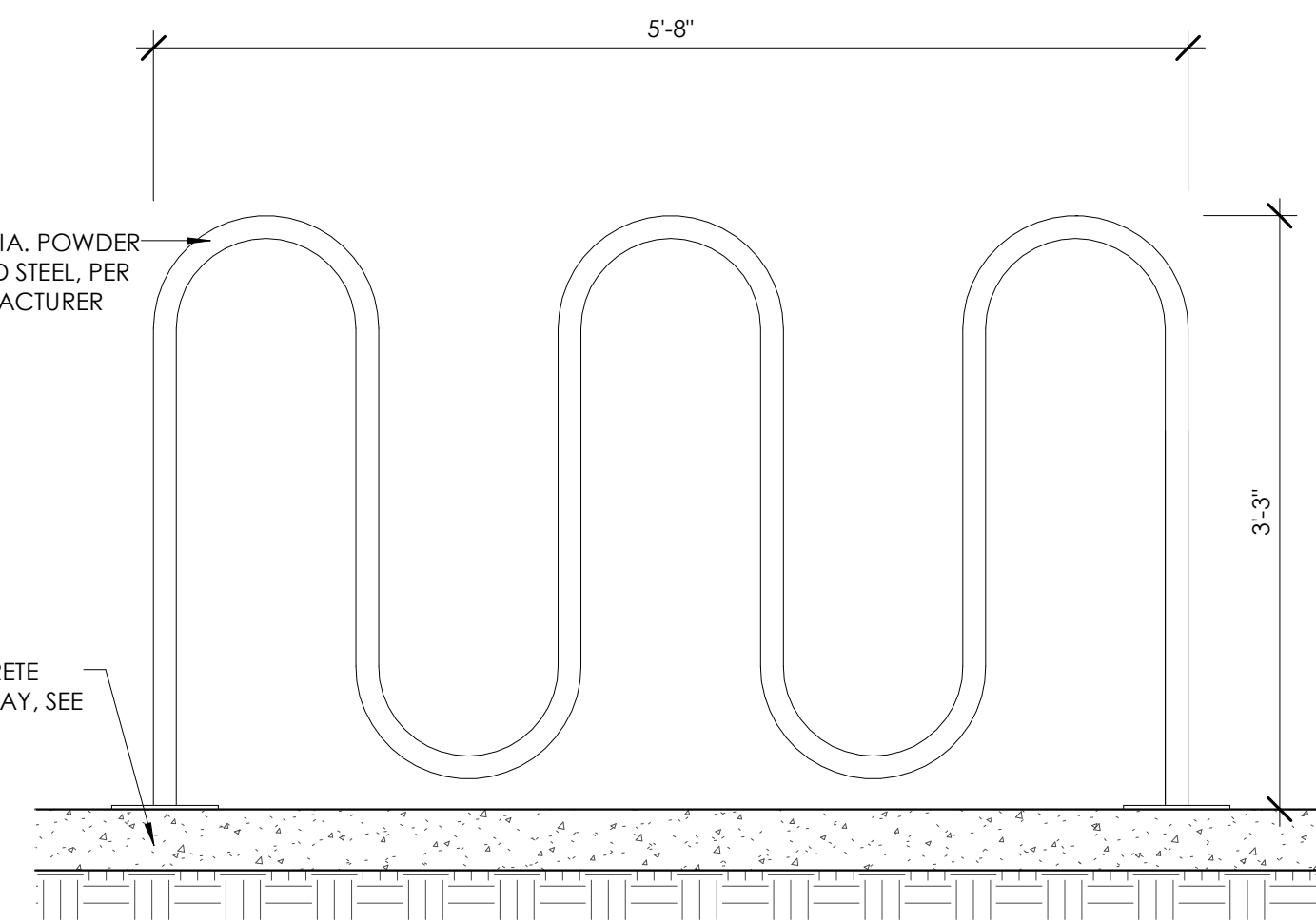
C4 WHEEL STOP DETAIL
SCALE: 3/4" = 1'-0"



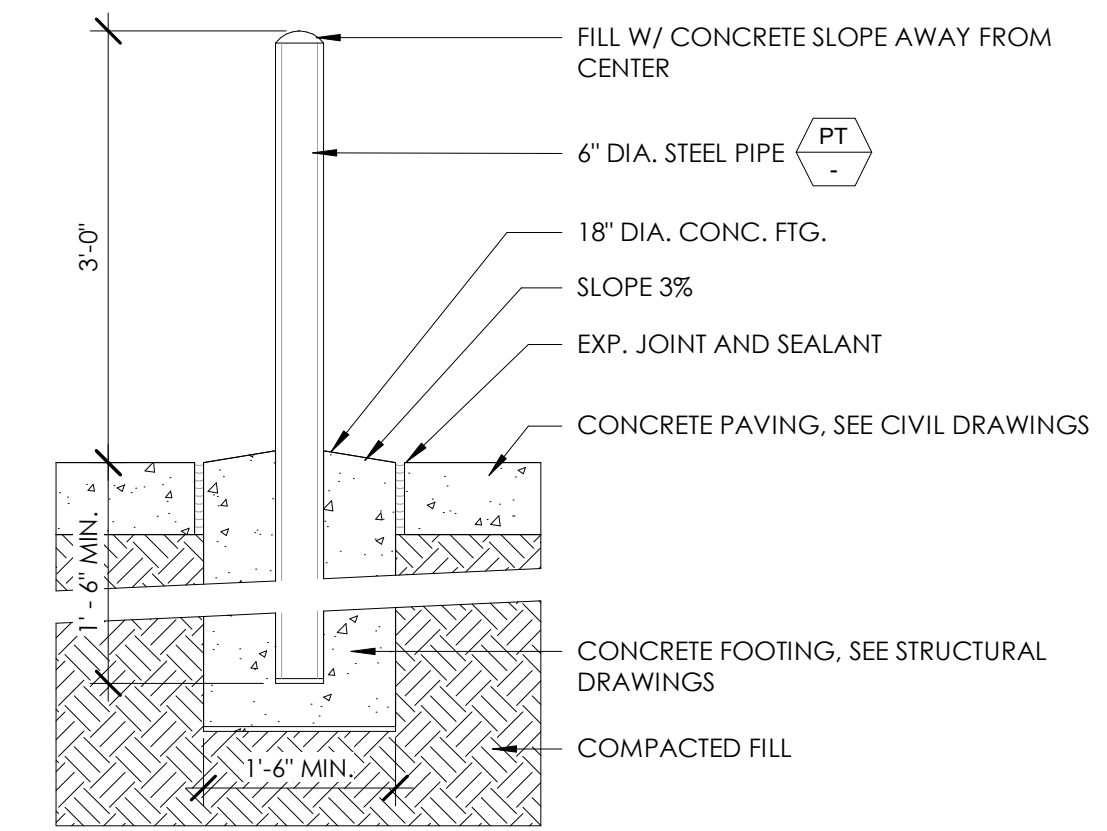
A3 ENLARGED PLAN - ACCESSIBLE STALL
SCALE: 1/4" = 1'-0"



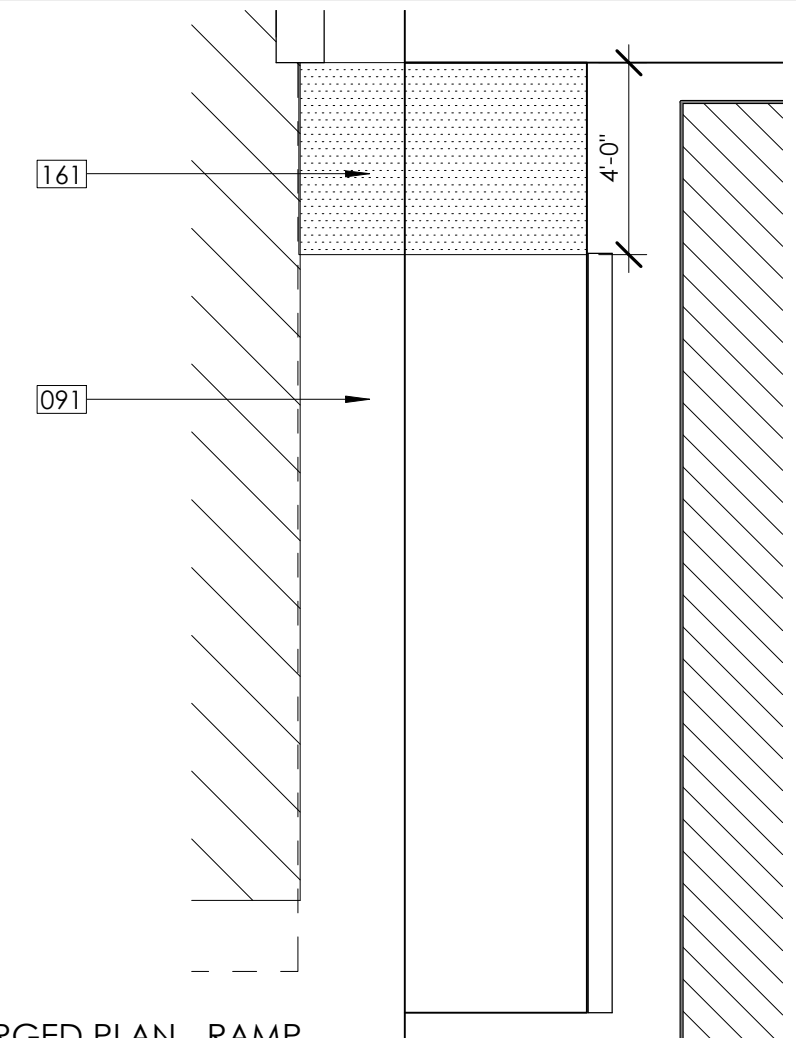
C3 ENLARGED PLAN - EV STALL AND BOLLARDS
SCALE: 1/4" = 1'-0"



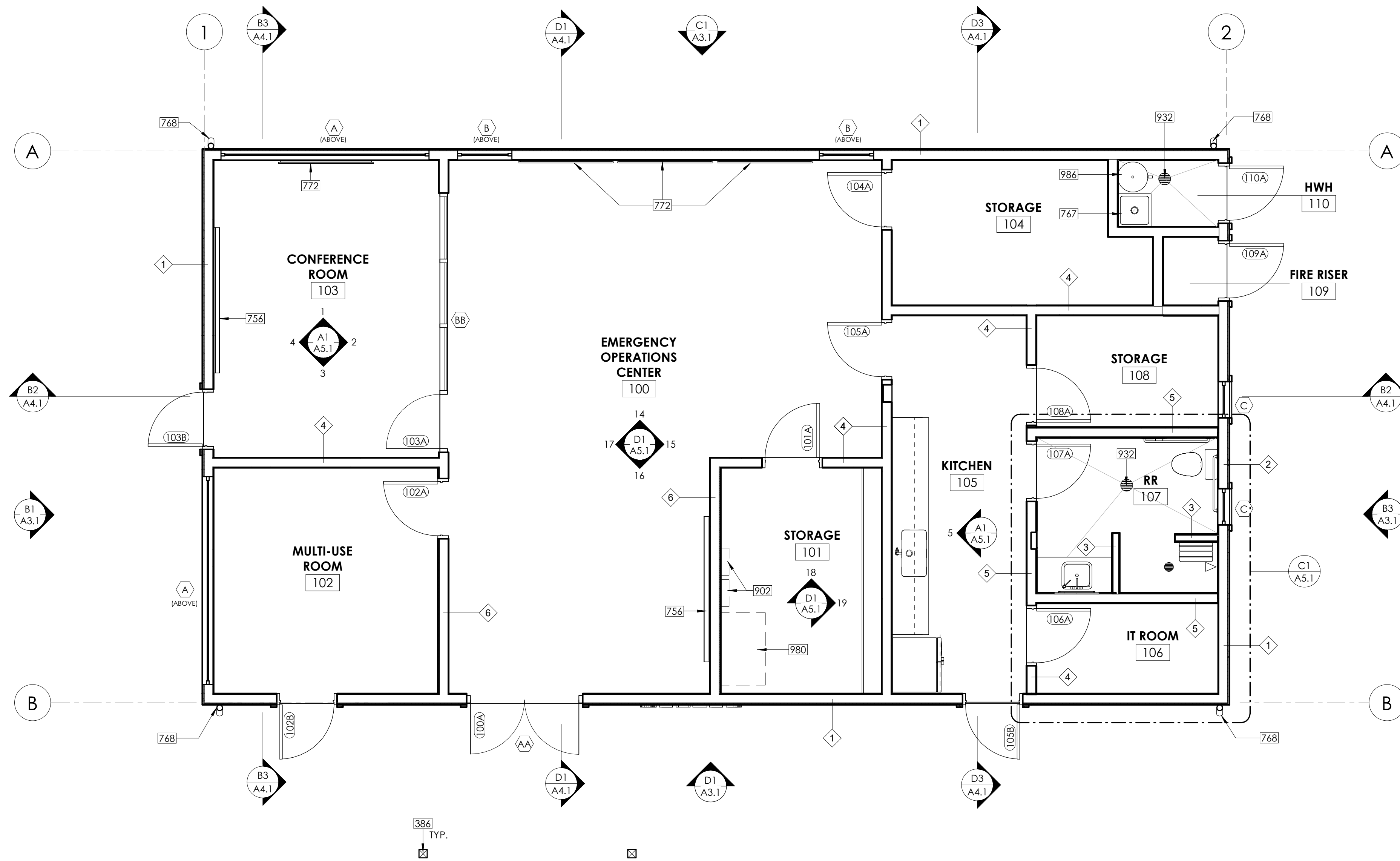
D3 BIKE RACK
SCALE: 1" = 1'-0"



D4 STEEL PIPE BOLLARD
SCALE: 3/4" = 1'-0"

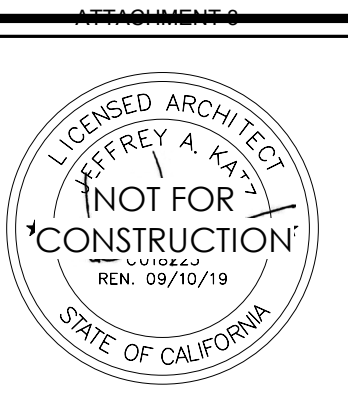


A2 ENLARGED PLAN - RAMP
SCALE: 1/4" = 1'-0"



CONSTRUCTION NOTES

- 386 COVERED WALKWAY STRUCTURAL COLUMN
- 756 WHITEBOARD
- 767 MOP SINK, SEE PLUMBING
- 768 DOWNSPOUT
- 772 WALL MOUNTED TV AND BRACKET, PROVIDE BLOCKING
- 902 ELECTRICAL PANEL, SEE ELECTRICAL
- 932 FLOOR DRAIN, SEE PLUMBING
- 980 UTILITY SWITCHBOARD, SEE ELECTRICAL
- 986 WATER HEATER, SEE PLUMBING



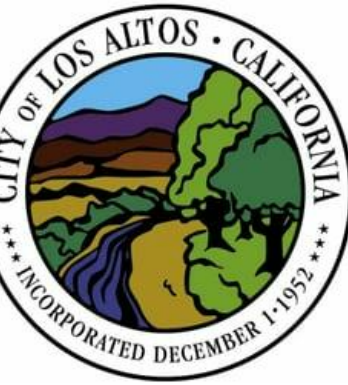
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PROJECT:

LOS ALTOS POLICE
 DEPARTMENT
 EMERGENCY
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 LOS ALTOS, CA 94022

NOTES

1. SEE A2.2 FOR DIMENSION PLANS
2. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION
3. SEE A2.3 FOR REFLECTED CEILING PLANS
4. SEE A4.9 & A4.10 FOR WALL TYPES
5. SEE A6.1 FOR ROOM FINISH SCHEDULE
6. SEE A6.2 FOR DOOR, WINDOW AND STOREFRONT SCHEDULE
7. STAINLESS STEEL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR OF BUILDING
8. VERIFY LOCATION OF ALL STATION ALERTING EQUIPMENT WITH ARCHITECT PRIOR TO ROUGH-IN
9. ACCESSIBLE RESTROOMS 102 AND 117 ON THE FIRST FLOOR SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS AND NOTES ON DETAILS A3/T-3 AND D3/T-3. LAVATORIES SHALL COMPLY WITH DETAILS C1/T-4 AND C2/T-4.
10. SEE DETAIL A1/A7.9 FOR PERPENDICULAR ABUTMENT AT CONCRETE/ STUD WALL.



DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING SUBMITTAL (FIRE)	07/20/20
PLANNING RESUBMITTAL	08/20/20

LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL

NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: CM
 DRAWN BY: KD

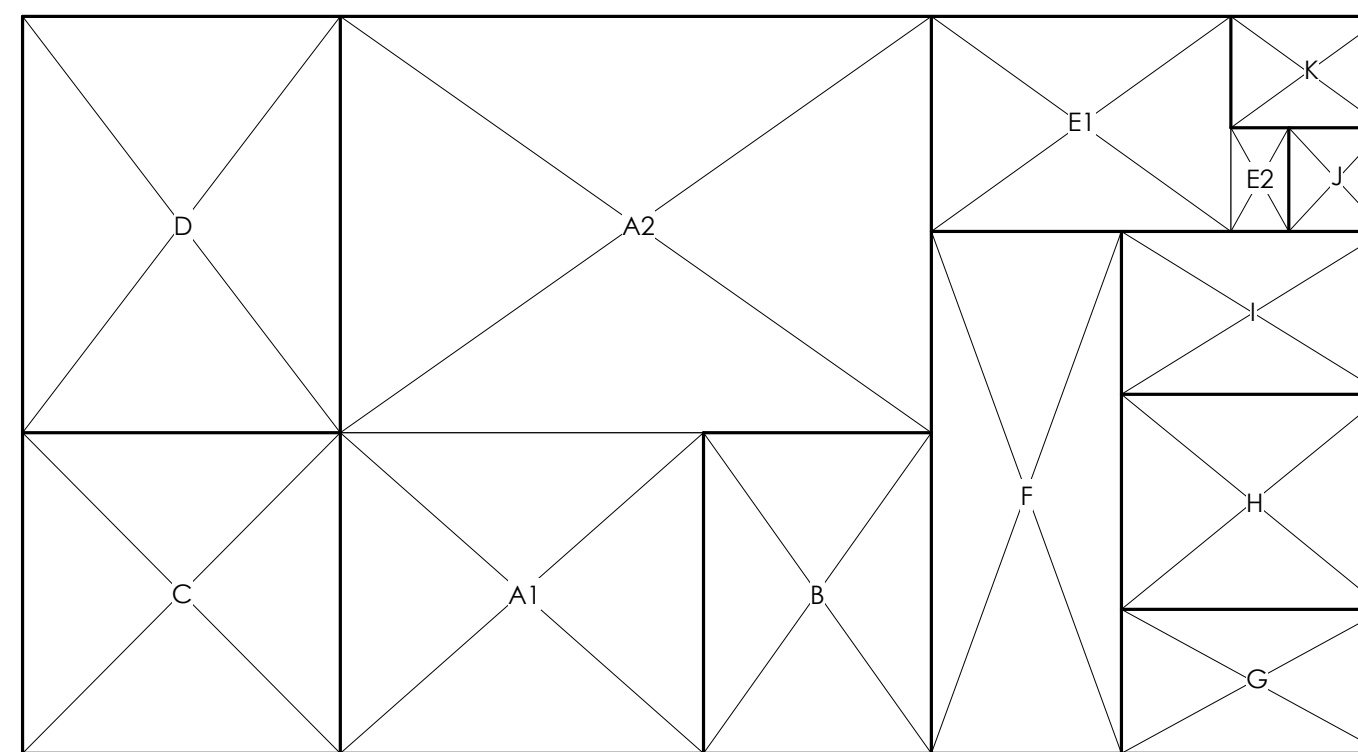
SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A2.1

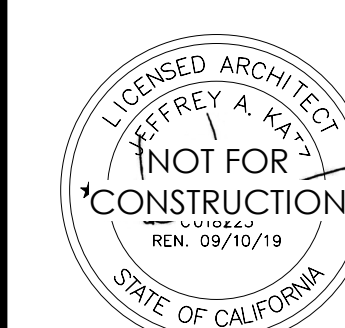
FLOOR AREA AND COVERAGE CALCULATIONS



SECTION	DIMENSIONS	AREA
A1	14'-5" x 13'-1"	A1+ A2=
A2	23'-11" x 16'-5"	582 SQ. FT.
B	12'-6" x 8'-11"	111 SQ. FT.
C	12'-6" x 12'-5"	155 SQ. FT.
D	12'-6" x 16'-5"	204 SQ. FT.
E1	8' x 11'-11"	E1+E2=
E2	3'-9" x 2'-6"	105 SQ. FT.
F	7'-6" x 20'-11"	155 SQ. FT.
G	10' x 5'	50 SQ. FT.
H	10' x 8'-7"	84 SQ. FT.
I	10' x 6'-2"	62 SQ. FT.
J	3' x 3'-9"	11 SQ. FT.
K	3'-8" x 5'-6"	20 SQ. FT.
TOTAL FLOOR AREA =		1,537 SQ. FT.

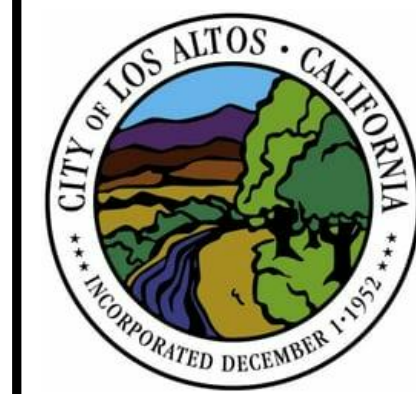
NOTES

1. VERIFY ALL ROUGH OPENING SIZES PRIOR TO FRAMING
2. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION
3. SEE DETAIL A1/A2.9 FOR PERPENDICULAR ABUTMENT AT CONCRETE/STUD WALL.



PROJECT:

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LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL

NOT FOR CONSTRUCTION

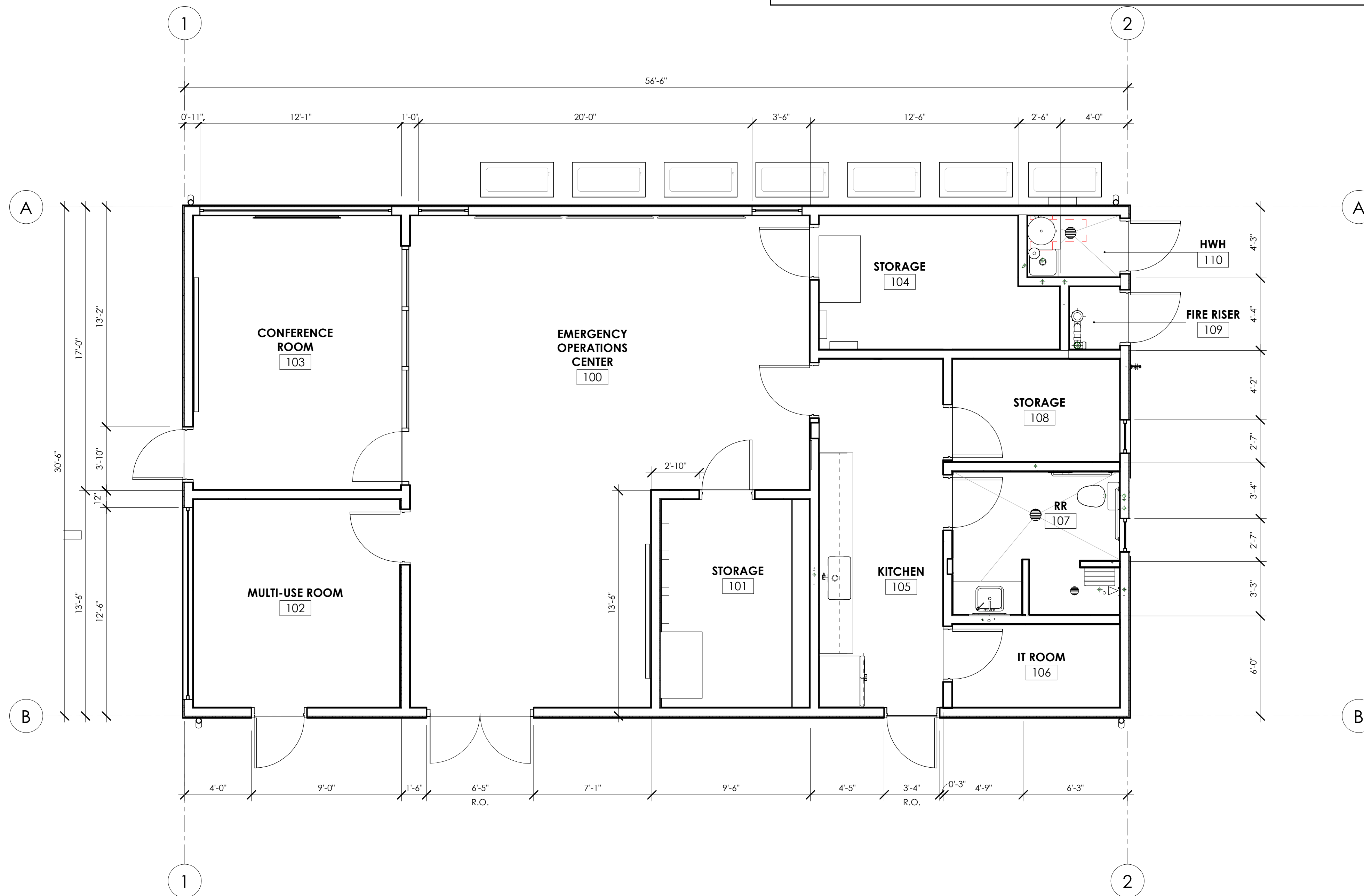
PROJECT NUMBER: 180803
APPROVED BY: JK
CHECKED BY: CM
DRAWN BY: KD

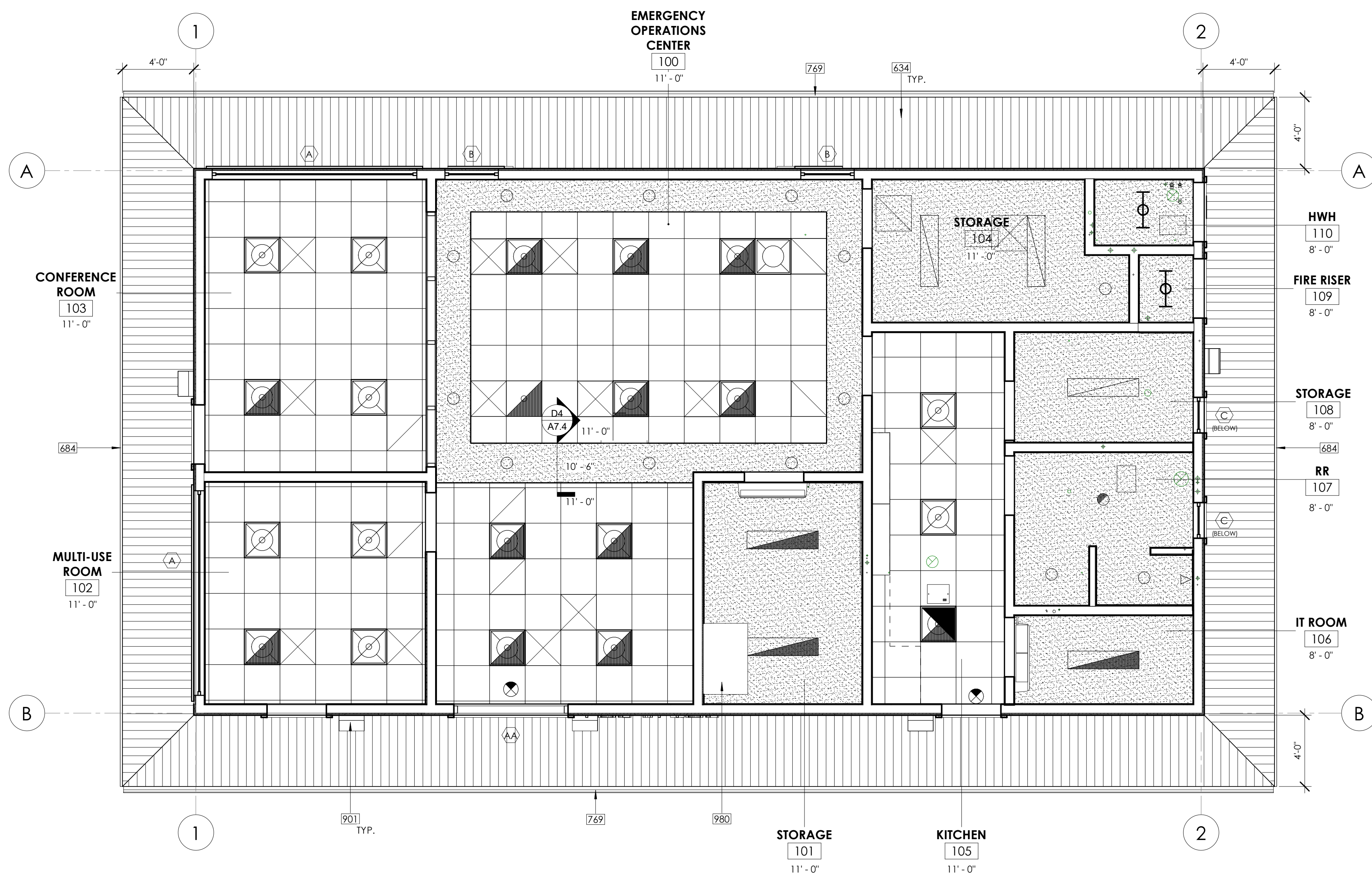
SHEET TITLE:

DIMENSION PLAN

SHEET NUMBER:

A2.2





CONSTRUCTION NOTES

- 634 HARDIE BOARD
- 684 FASCIA BOARD
- 769 GUTTER
- 901 WALL MOUNTED EXTERIOR LIGHT, SEE ELECTRICAL
- 980 UTILITY SWITCHBOARD, SEE ELECTRICAL



NOTES

1. CONTRACTOR SHALL VERIFY DIMENSIONS AND LAYOUT OF ALL FIXTURES AND EQUIPMENT WITH ARCHITECT PRIOR TO ROUGH IN. REQUEST CLARIFICATION FOR ANY DIMENSIONS NOT SHOWN.
2. PROVIDE STAINLESS STEEL ACCESS PANELS AS REQUIRED FOR MECHANICAL EQUIPMENT, SEE MECHANICAL.
3. SUSPENDED CEILING SHALL COMPLY WITH CBC.
4. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OR APPROACH.
5. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO ONE POINT SHOULD BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
6. REFER TO ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR LOCATION OF EQUIPMENT, VENTS, DUCTS, ETC.
7. FOIL-FACED BATT INSULATION R-30 AT ROOF CAVITY.
8. DUCT AND CONDUIT PENETRATIONS THROUGH ROOF - SEE DETAIL SHEET A7.3, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
9. VAPOR BARRIER WILL BE PROVIDED ON WARM-IN WINTER SIDE OF ATTIC INSULATION.
10. SEE SHEET A7.4 FOR CEILING DETAILS.

PROJECT:

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LEGEND

- 2x STUD WALL
- ACOUSTICAL SUSPENDED PANEL CEILING
- GYPSUM BOARD CEILING
- HVAC
- 2X2 CEILING LIGHT
- EMERGENCY 2X2 CEILING LIGHT
- 1X4 CEILING LIGHT
- EMERGENCY 1X4 CEILING LIGHT
- LIGHT
- CAN LIGHT
- EMERGENCY CAN LIGHT
- CAN LIGHT
- EXTERIOR WALL LIGHT
- ILLUMINATED EXIT SIGN
- CEILING DUPLEX

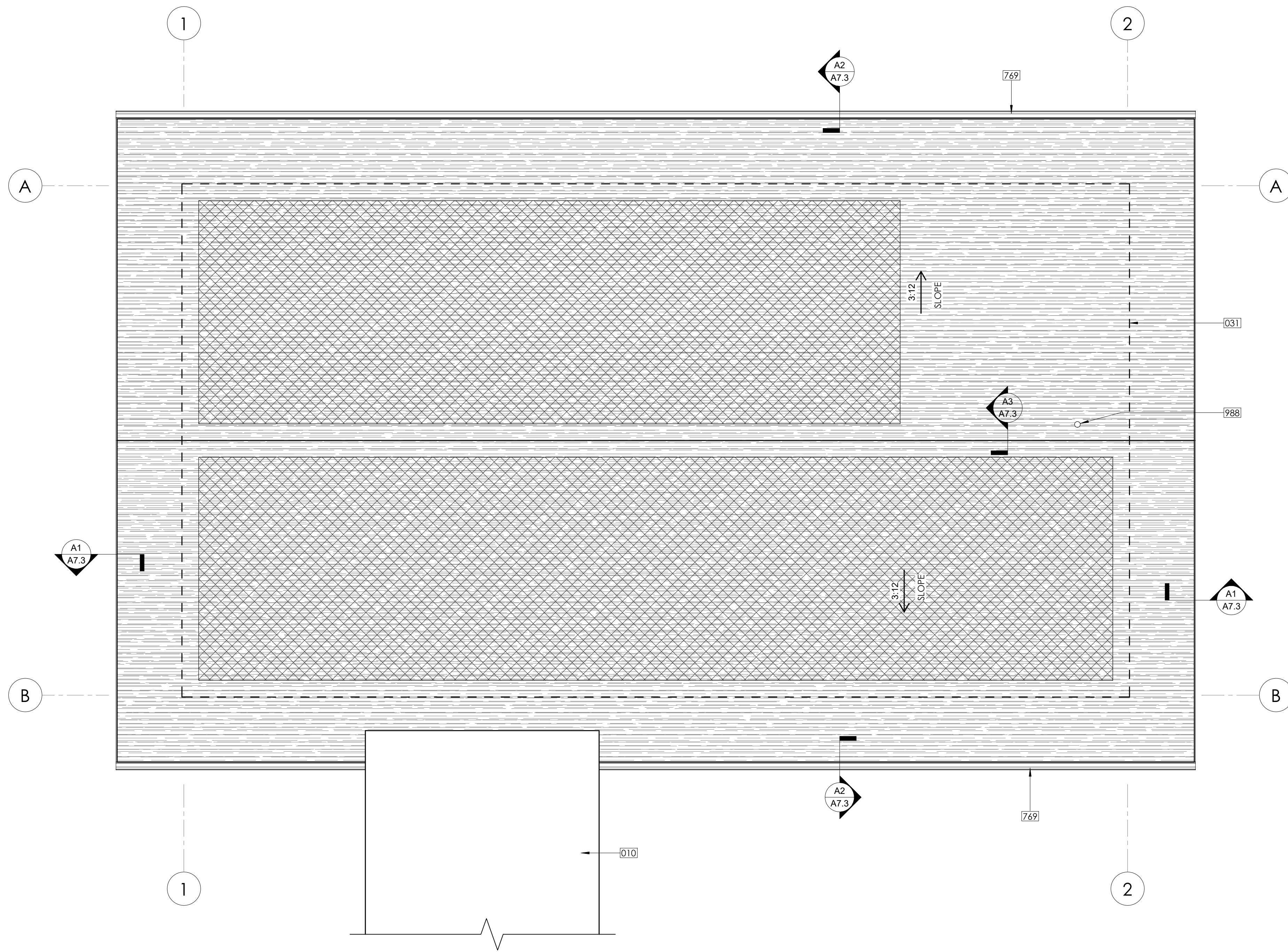
DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING SUBMITTAL (FIRE)	07/20/20
PLANNING RESUBMITTAL	08/20/20

NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
APPROVED BY: JK
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DRAWN BY: KD

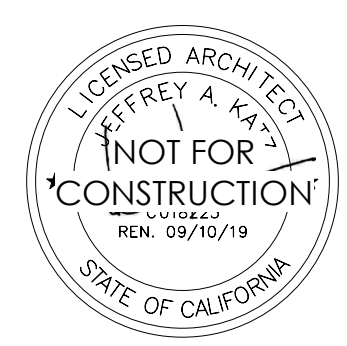
SHEET TITLE:
REFLECTED CEILING PLAN

SHEET NUMBER:
A2.3



CONSTRUCTION NOTES

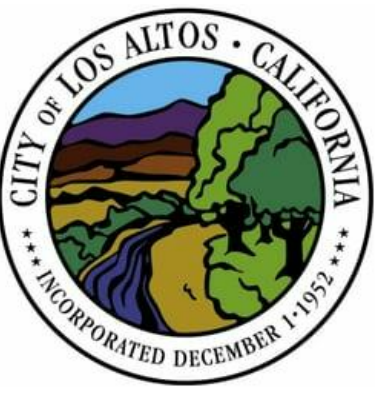
- 010 COVERED WALKWAY ROOF
- 031 LINE OF WALL BELOW
- 769 GUTTER
- 988 VENT THROUGH ROOF . SEE PLUMBING



PROJECT:
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2. PROVIDE STAINLESS STEEL ACCESS PANELS AS REQUIRED FOR MECHANICAL EQUIPMENT. SEE MECHANICAL.
3. REFER TO ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR LOCATION OF EQUIPMENT, VENTS, DUCTS, ETC.
4. FOIL-FACED BATT INSULATION R-30 AT ROOF CAVITY.
5. DUCT AND CONDUIT PENETRATIONS THROUGH ROOF - SEE ARCHI DETAILS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
6. VAPOR BARRIER WILL BE PROVIDED ON WARM-IN WINTER SIDE OF ATTIC INSULATION.



DESCRIPTION:	DATE:
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ATTIC VENT CALCULATION

2,508 S.F. / 300 S.F. = 8.36 S.F. MINIMUM
 4.18 S.F. LOW
 4.18 S.F. HIGH

LEGEND

- COMPOSITE SHINGLE ROOFING
- SOLAR READY AREA

NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
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 DRAWN BY: KD

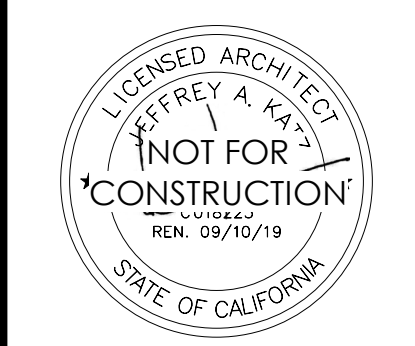
SHEET TITLE:
ROOF PLAN

SHEET NUMBER:

A2.4

CONSTRUCTION NOTES

- 068 TACTILE SIGNAGE, SEE SHEET T-6 AND FLOOR PLAN FOR TYPE
- 421 DOOR AND FRAME, SEE DOOR SCHEDULE
- 440 ACCESS CARD READER, SEE ELECTRICAL
- 471 WINDOW, SEE WINDOW SCHEDULE
- 531 12" HIGH BUILDING SIGNAGE, SEE ELECTRICAL
- 748 DOWNSPOUT
- 769 GUTTER
- 815 CEMENT FIBER BOARD TRIM
- 889 HIGH GABLE VENT (4.18 SF)
- 890 LOW GABLE VENT (4.18 SF)
- 903 WALL MOUNTED EXTERIOR LIGHT FIXTURE
- 952 MECHANICAL EQUIPMENT, SEE MECHANICAL



PROJECT:
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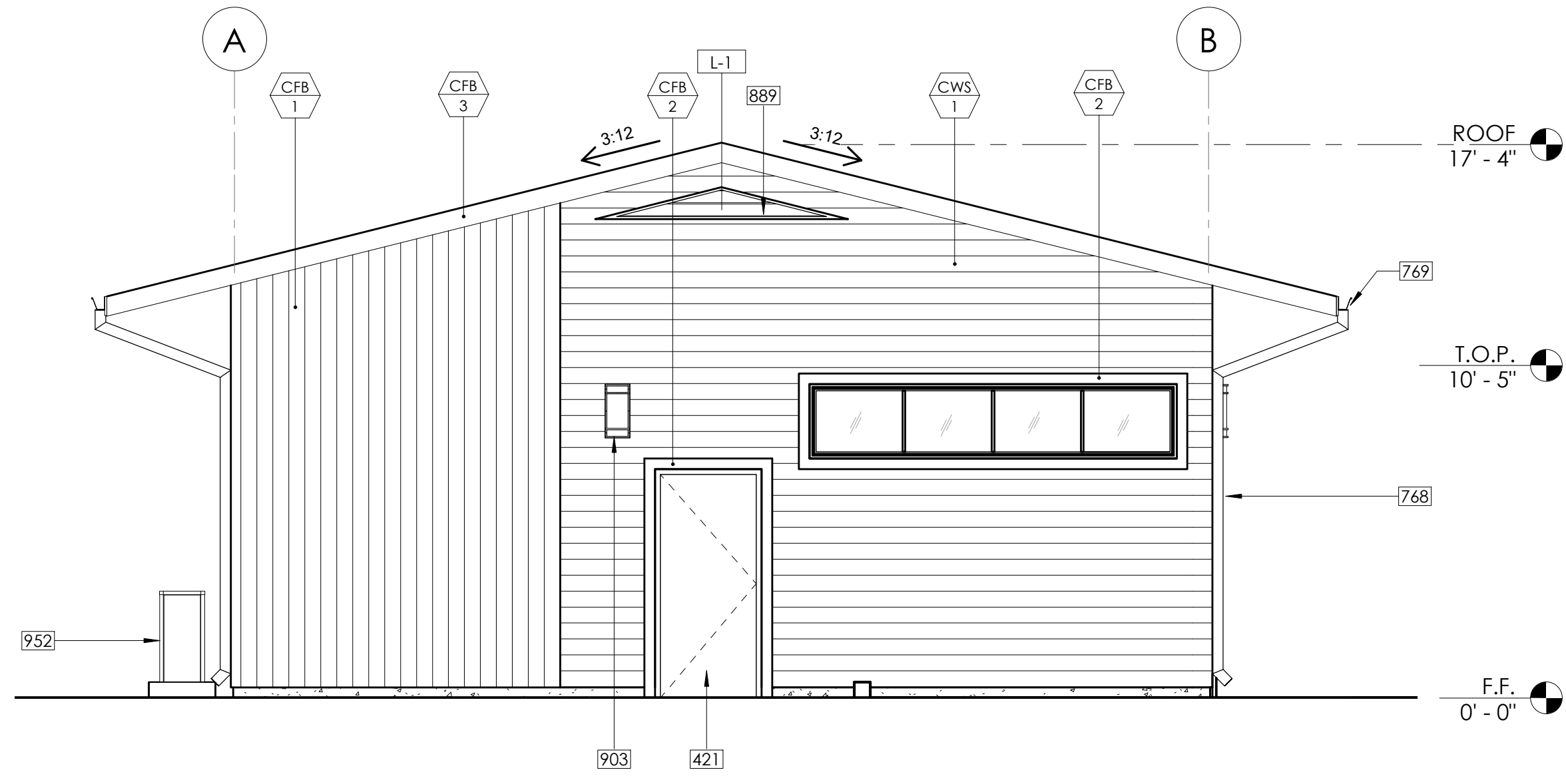


DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
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PLANNING RESUBMITTAL	08/20/20

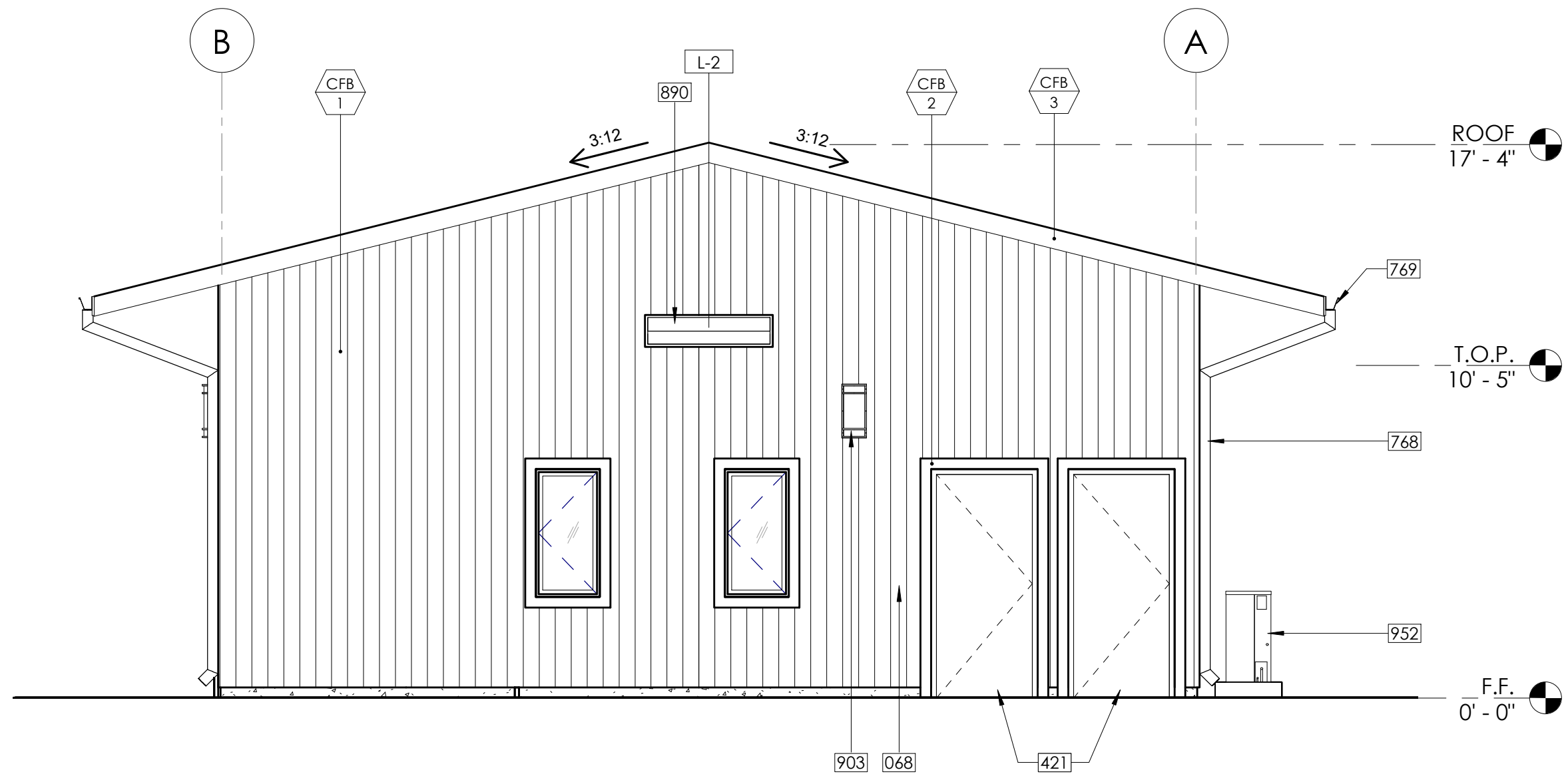
NOT FOR CONSTRUCTION
 PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: CM
 DRAWN BY: KD

SHEET TITLE:
EXTERIOR ELEVATIONS

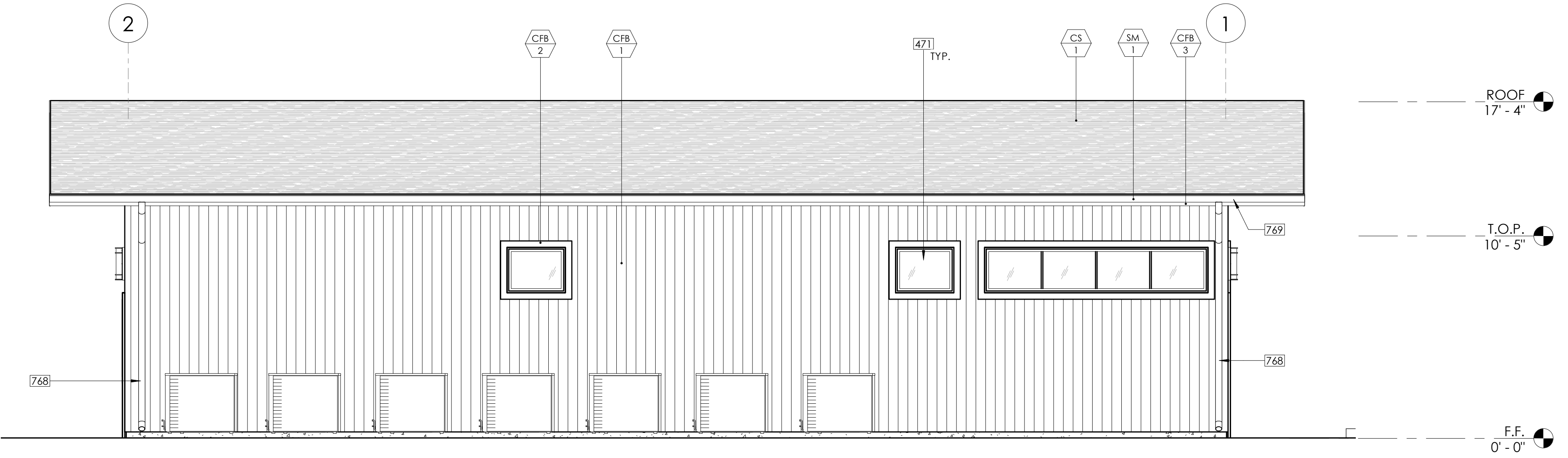
SHEET NUMBER:
A3.1



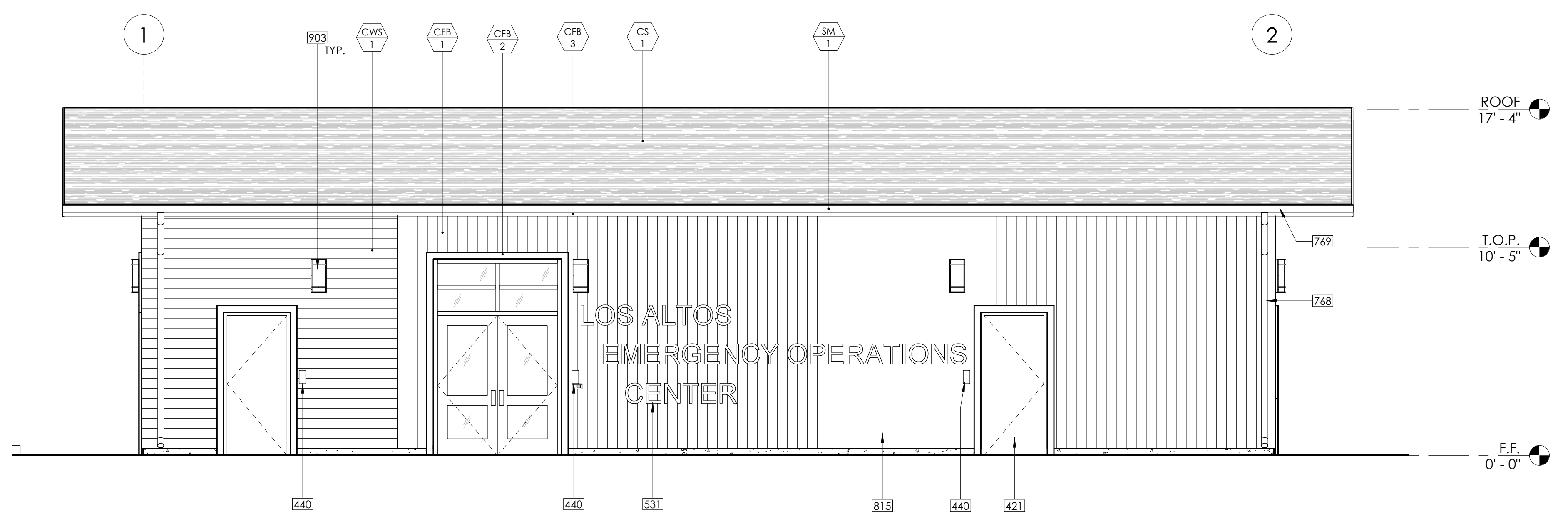
B1 EOC - LEFT SIDE
 A3.1 SCALE: 1/4" = 1'-0"



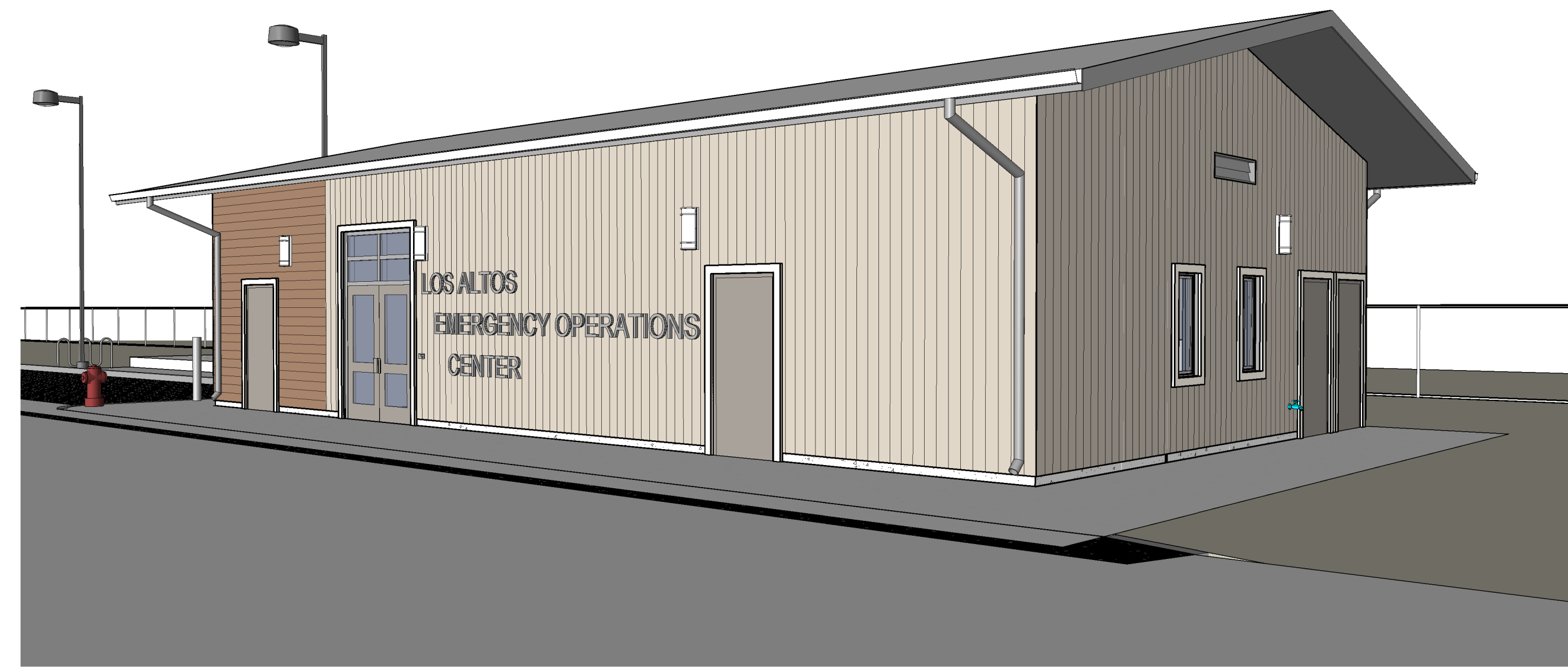
B3 EOC - RIGHT SIDE
 A3.1 SCALE: 1/4" = 1'-0"



C1 EOC - REAR
 A3.1 SCALE: 1/4" = 1'-0"



D1 EOC - FRONT
 A3.1 SCALE: 1/4" = 1'-0"



B1
A3.2 SOUTHWEST VIEW
SCALE:



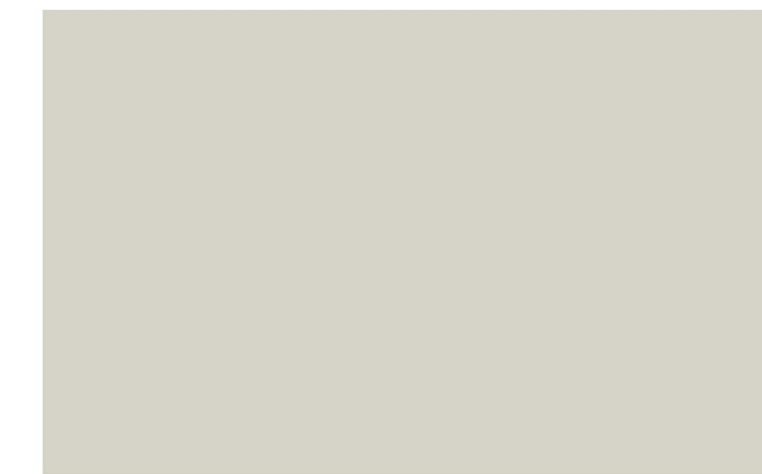
B3
A3.2 NORTHWEST VIEW
SCALE:



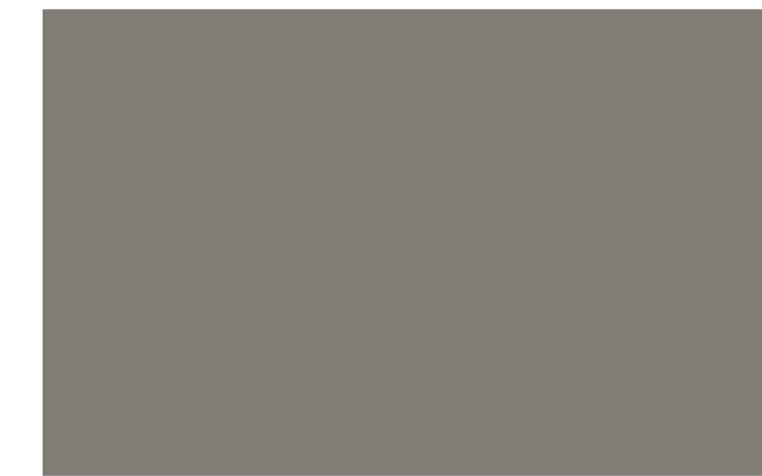
D1
A3.2 NORTHEAST VIEW
SCALE:



PT-4 Exterior Field Paint
Sherwin Williams - 7642 Pavestone



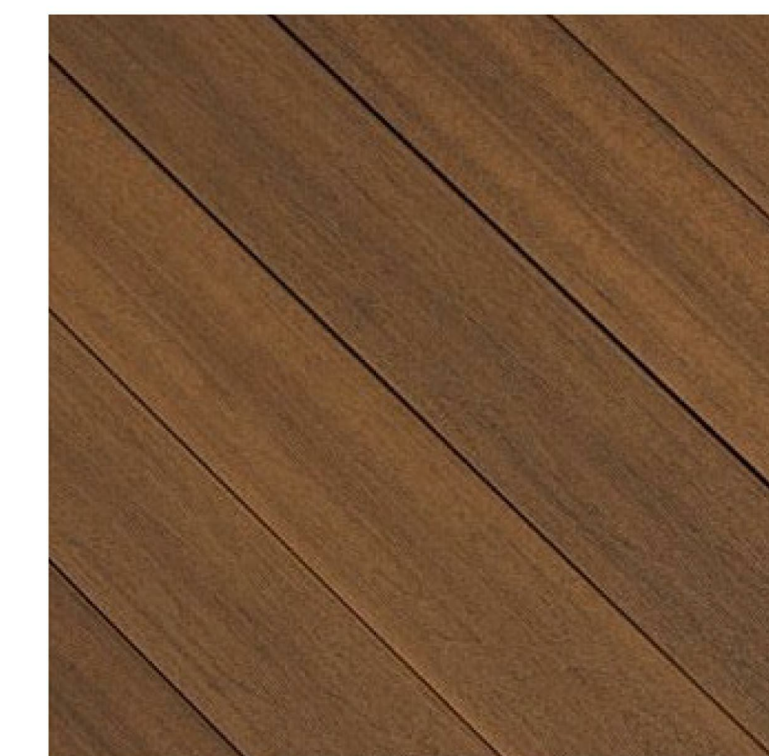
PT-5 Exterior Trim Paint
Sherwin Williams - 9165 Gossamer Veil



PT-6 Exterior Door Paint
Sherwin Williams - 7019 Gauntlet Gray



CS-1 Roof Shingles
GAF - Timberline HD - Pewter Gray



Composite Wood Siding
Fiberon - Symmetry - Warm Sienna



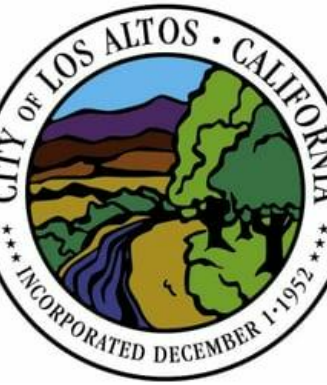
Storefront Window Frame
Anodized Aluminum - Black

D3
A3.2 EXTERIOR FINISHES
SCALE: 3" = 1'-0"



JKA
jeff katz
ARCHITECTURE
633 DEL CERRO BLVD., SAN DIEGO, CA 92120
619.698.9177 | www.jeffkatzarchitecture.com

PROJECT:
LOS ALTOS POLICE
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LOS ALTOS, CA 94022



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PLANNING RESUBMITTAL	08/20/20

NOT FOR CONSTRUCTION
PROJECT NUMBER: 180803
APPROVED BY: JK
CHECKED BY: CM
DRAWN BY: KD

SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
A3.2

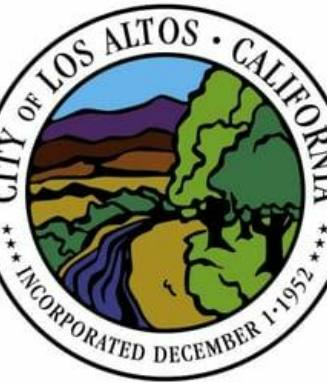
CONSTRUCTION NOTES

- 373 PREFABRICATED WOOD TRUSSES, SEE STRUCTURAL
- 374 GIRDER TRUSS, SEE STRUCTURAL
- 377 DRAG TRUSS, SEE STRUCTURAL
- 381 2X OUTRIGGER FRAMING AT GABLE END EAVES, SEE STRUCTURAL
- 421 GYPSUM BOARD CEILING, SEE FINISH SCHEDULE FOR TYPE AND FINISH
- 668 SUSPENDED ACOUSTICAL CEILING
- 769 GUTTER
- 808 COMPOSITE SHINGLE ROOFING
- 839 THERMAL BATT INSULATION, R-19
- 840 THERMAL BATT INSULATION, R-30
- 841 SOUND ATTENUATION BATT INSULATION



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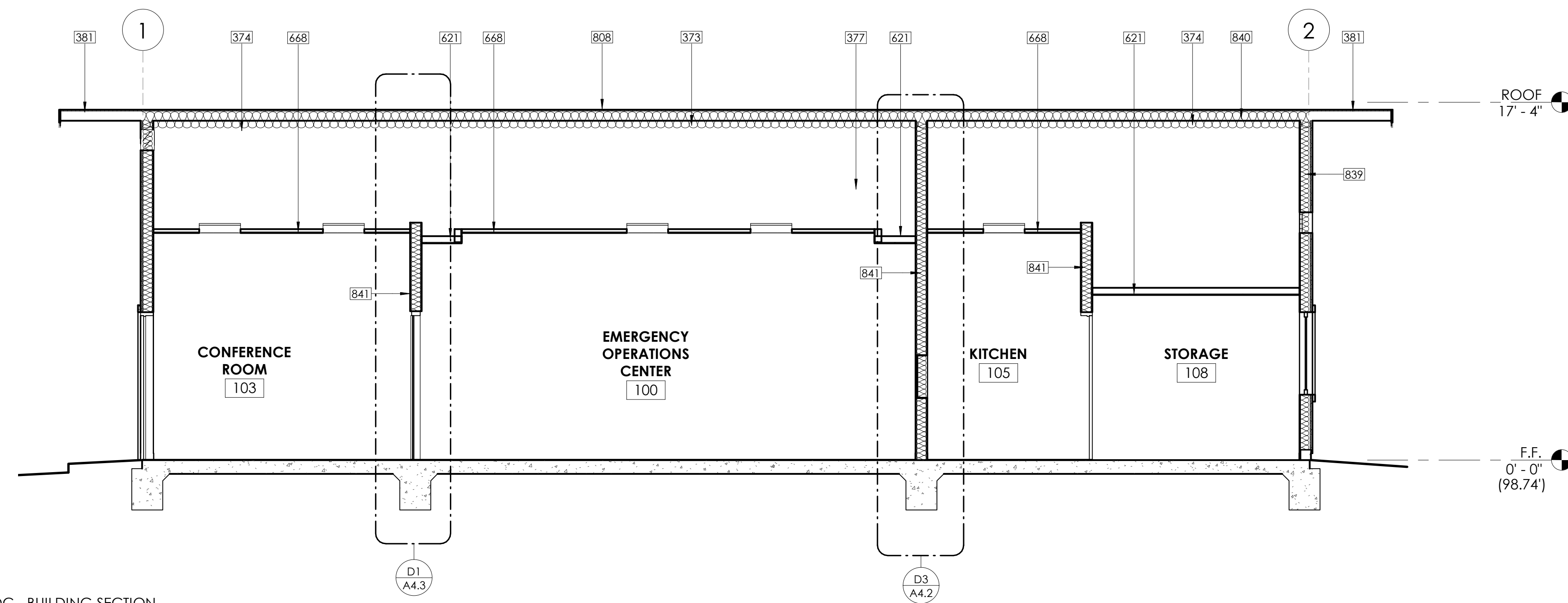
PROJECT NUMBER: 180803
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SHEET TITLE:

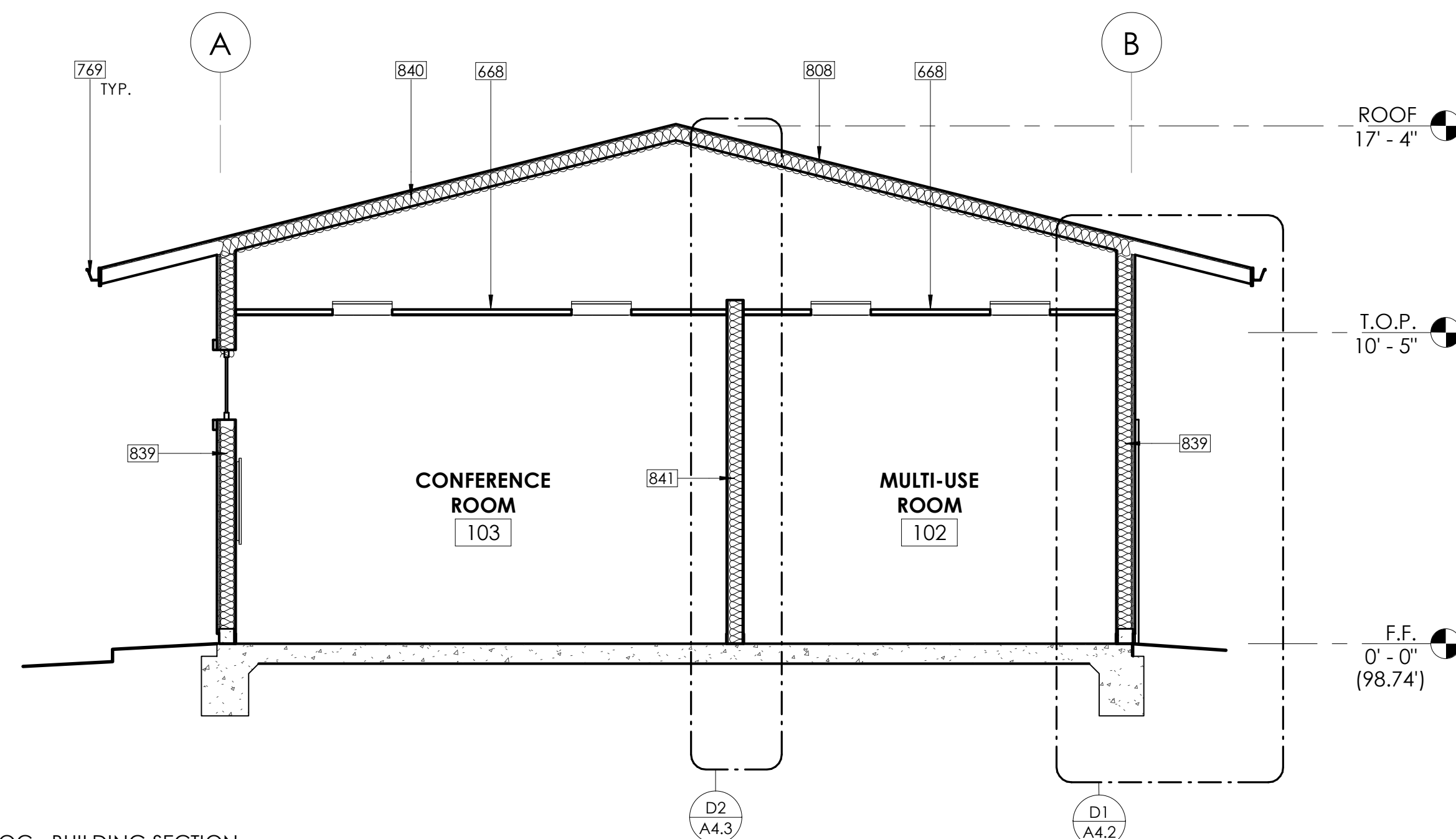
BUILDING SECTIONS

SHEET NUMBER:

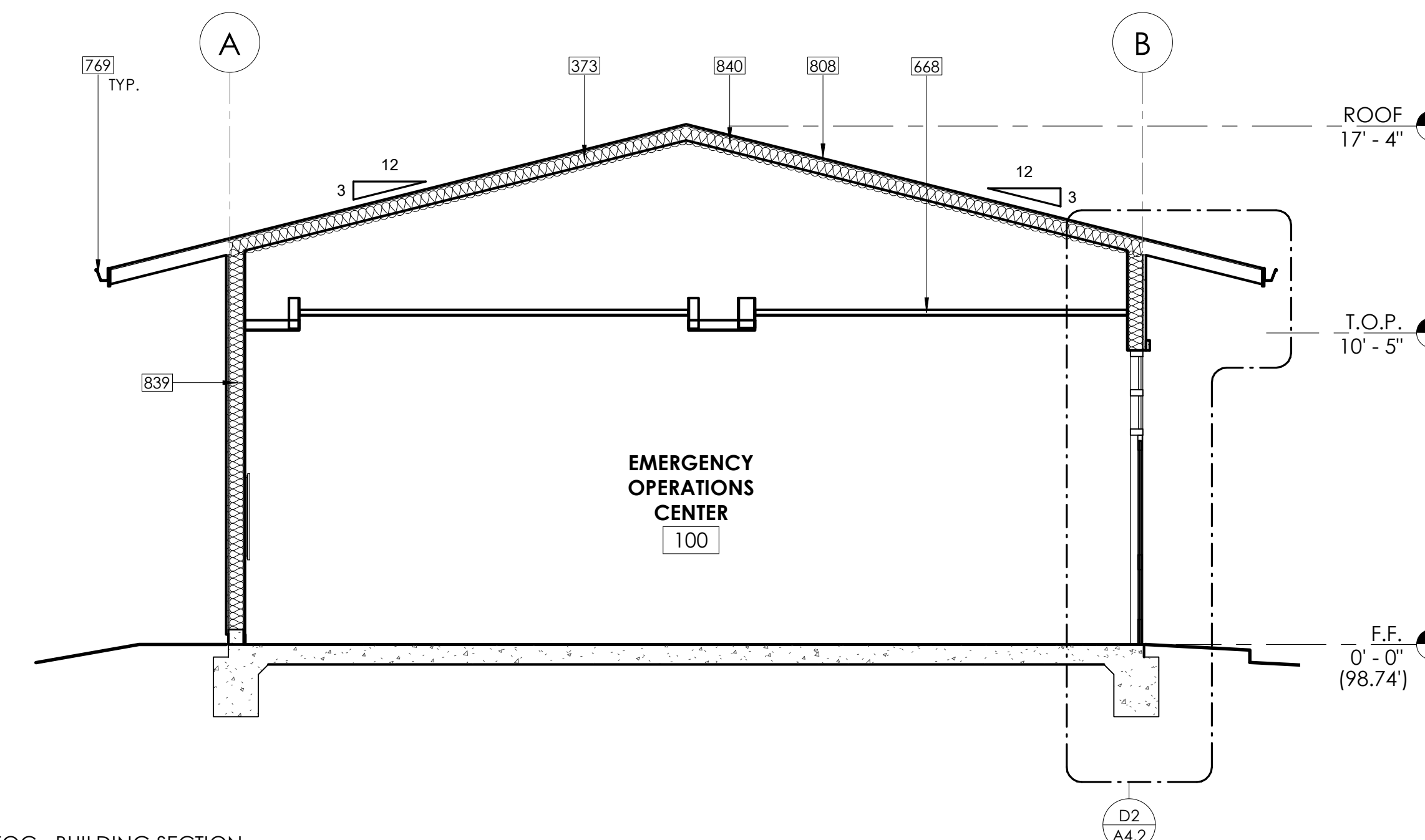
A4.1



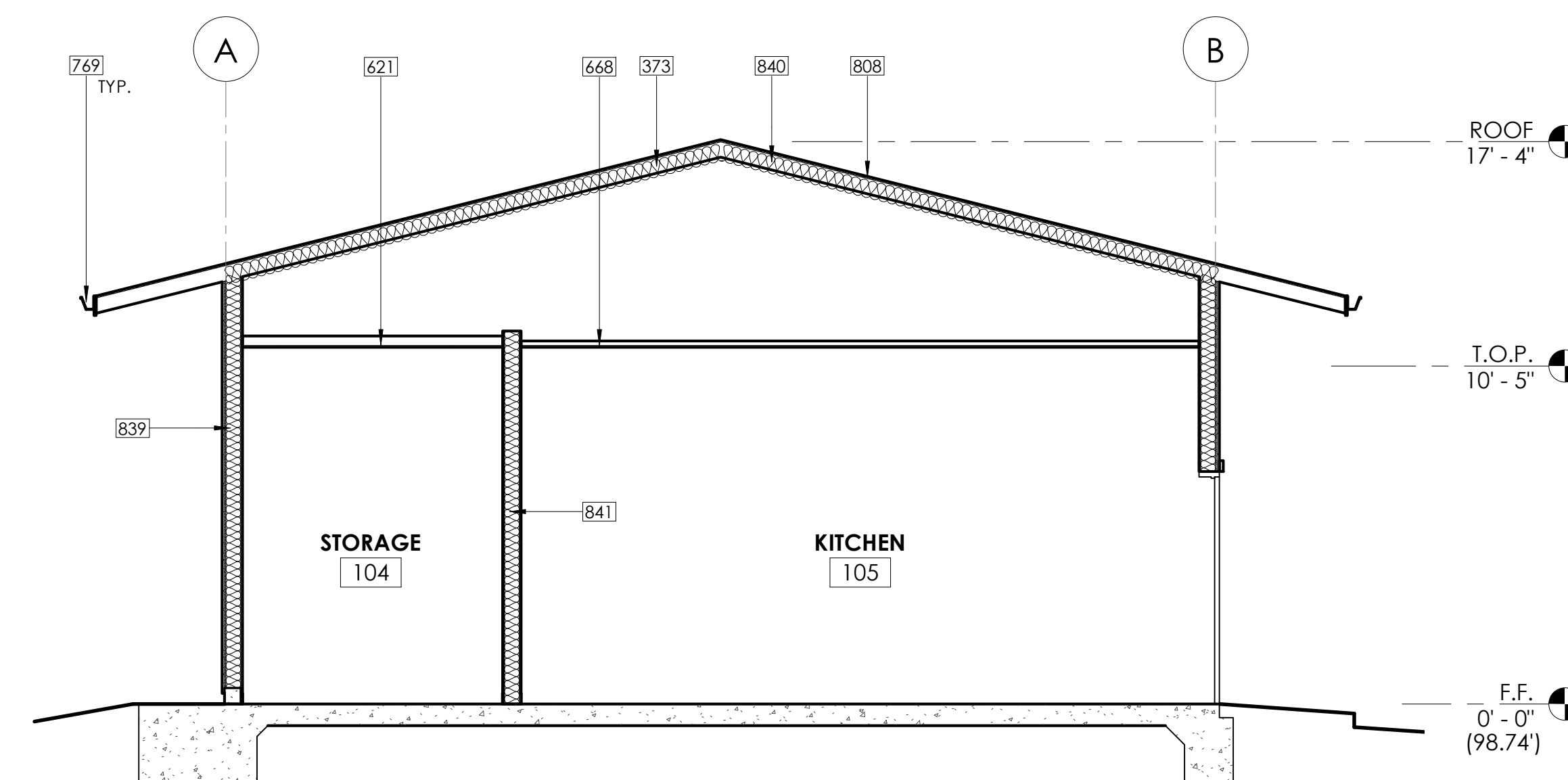
B2 EOC - BUILDING SECTION
A4.1 SCALE: 1/4" = 1'-0"



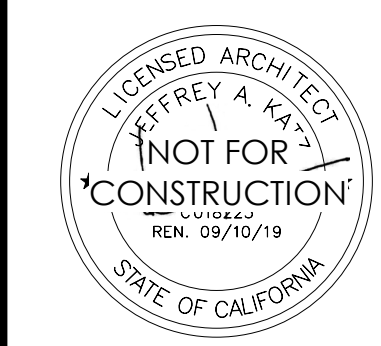
B3 EOC - BUILDING SECTION
A4.1 SCALE: 1/4" = 1'-0"



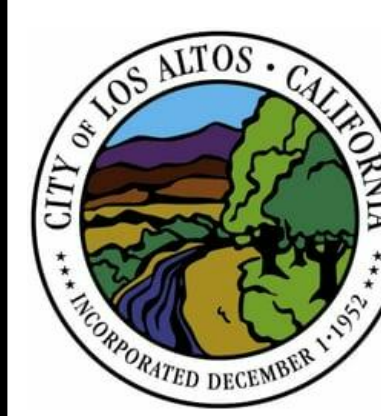
D1 EOC - BUILDING SECTION
A4.1 SCALE: 1/4" = 1'-0"



D3 EOC - BUILDING SECTION
A4.1 SCALE: 1/4" = 1'-0"



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 PLANNING SUBMITTAL (FIRE) 07/20/20
 PLANNING RESUBMITTAL 08/20/20

NOT FOR CONSTRUCTION
 PROJECT NUMBER: 180803
 APPROVED BY: JK
 CHECKED BY: BC
 DRAWN BY: KD

SHEET TITLE:
ROOM FINISH AND LOUVER SCHEDULE

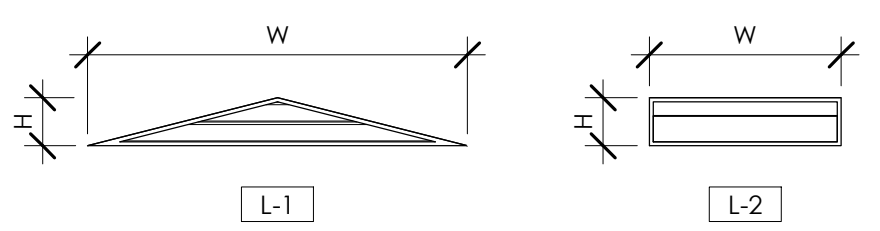
SHEET NUMBER:

A6.1

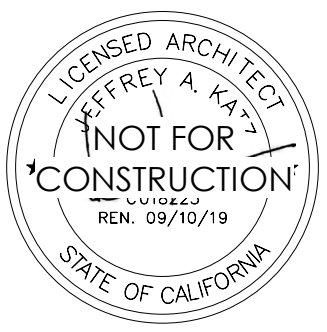
ROOM FINISH SCHEDULE																							
NUMBER	ROOMS	FLOOR		BASE		WAINSCOT		WALLS								CEILING			CASEWORK				REMARKS
		MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	NORTH		EAST		SOUTH		WEST		MATERIAL	COLOR	HEIGHT	COUNTERTOP	COLOR	CABINET	COLOR	
								MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR								
100	EMERGENCY OPERATIONS CENTER	LVT	LVT-1	RB	RB-2	-	-	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	AC/GWB	AC-1/PT-3	11'-0"	-	-	-	-	-
101	STORAGE	CNC	CNC-1	RB	RB-1	-	-	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-3	11'-0"	-	-	-	-	-
102	MULTI-USE ROOM	LVT	LVT-1	RB	RB-2	-	-	-	-	-	-	-	-	-	-	-	-	11'-0"	-	-	-	-	-
103	CONFERENCE ROOM	CPT	CPT-1	RB	RB-3	-	-	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	AC	AC-1	11'-0"	-	-	-	-	-
104	STORAGE	CNC	CNC-1	RB	RB-1	-	-	GWB	PT-1	GWB	PT-1	GWBWR	PT-1	GWB	PT-1	GWB	PT-3	11'-0"	-	-	-	-	-
105	KITCHEN	LVT	LVT-1	RB	RB-2	-	-	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	AC	AC-1	11'-0"	SSU	SSU-1	PL	PL-1	-
106	IT ROOM	CNC	CNC-1	RB	RB-1	-	-	-	-	-	-	-	-	-	-	-	-	8'-0"	-	-	-	-	-
107	RR	CT	CT-1	CT	CT-2	SSU	-	GWBWR	PT-1	GWBWR	PT-1	GWBWR	PT-1	GWBWR	PT-1	GWB	PT-3	9'-6" / 9'-0"	SSU	SSU-2	-	-	-
108	STORAGE	CNC	CNC-1	RB	RB-1	SSU	-	GWBWR	PT-1	GWBWR	PT-1	GWBWR	PT-1	GWBWR	PT-1	GWB	PT-3	8'-0"	SSU	SSU-2	-	-	-
109	FIRE RISER	CNC	CNC-1	RB	RB-1	-	-	GWBWR	PT-1	GWBWR	PT-1	GWBWR	PT-1	GWBWR	PT-1	GWB	PT-3	8'-0"	-	-	-	-	-
110	HWH	CNC	CNC-1	RB	RB-1	-	-	-	-	-	-	-	-	-	-	-	-	8'-0"	-	-	-	-	-

FINISH SCHEDULE						
MATERIAL	TYPE	NAME	DESCRIPTION			LOCATION
			MANUFACTURER	STYLE	COLOR	
AC	1	ACOUSTIC CEILING PANELS	ARMSTRONG	ULTIMA	WHITE	CONFERENCE ROOM, EOC KITCHEN
CFB	1	CEMENTITIOUS FIBER BOARD	JAMES HARDIE	HARDIE PLANK SMOOTH	PT-4	HORIZONTAL SIDING
CFB	2	CEMENTITIOUS FIBER BOARD	JAMES HARDIE	HARDIE TRIM SMOOTH	PT-5	HORIZONTAL SIDING TRIM
CNC	1	SEALED CONCRETE	AMERIPOLISH	3D SP / SMOOTH FINISH	-	SEE ROOM FINISH SCHEDULE
CPT	1	CARPET TILE	INTERFACE	VECTOR (19.7" X 19.7")	103526 CHARCOAL	
CS	1	COMPOSITION SHINGLES	GAF	TIMBERLINE HD	PEWTER GRAY	ROOFING
CT	1	CERAMIC TILE	MOSA	GLOBAL COLLECTION		RESTROOM FLOOR
CT	2	CERAMIC TILE	MOSA	GLOBAL COLLECTION		RESTROOM WALLS
CT	3	CERAMIC TILE	MOSA	GLOBAL COLLECTION		SHOWER
CWS	1	COMPOSITE WOOD SIDING	FIBERON	SYMMETRY	WARM SIENNA	VERTICAL SIDING
LVT	1	LUXURY VINYL TILE	MANNINGTON COMMERCIAL	SPACIA - WOOD	DUSKY WALNUT (SS5W2542)	EOC, MULTI-USE ROOM AND KITCHEN FLOORING
MTL	1	METAL - FACTORY FINISH	ARCADIA	-	ANODIZED ALUMINUM - BLACK	STOREFRONT AND WINDOWS
PL	1	PLASTIC LAMINATE	WILSONART	GLOSS LINE FINISH WITH AEON	PHANTOM CHARCOAL	KITCHEN CASEWORK
PT	1	PAINT	SHERWIN WILLIAMS	EGGSHELL		INTERIOR FIELD PAINT
PT	2	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS		INTERIOR DOOR AND TRIM PAINT
PT	3	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7757 - HIGH REFLECTIVE WHITE	INTERIOR CEILING PAINT
PT	4	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7642 - PAVESTONE	EXTERIOR FIELD PAINT
PT	5	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW9165 - GOSSAMER VEIL	EXTERIOR TRIM PAINT
PT	6	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW7019 - GAUNTLET GRAY	EXTERIOR DOOR PAINT
RB	1	RUBBER BASE	BURKE FLOORING	STANDARD COVE	STERLING GRAY 850	CONCRETE WALL BASE
RB	2	RUBBER BASE	BURKE FLOORING	STANDARD COVE	MOCHA 597	LVT WALL BASE
RB	3	RUBBER BASE	BURKE FLOORING	STANDARD COVE	ESPRESSO 103	CARPET WALL BASE
SM	1	SHEET METAL	CUSTOM	CUSTOM		FASCIA, GUTTER
SSU	1	SOLID SURFACE	CORIAN	1/2" THICK	RAIN CLOUD	KITCHEN COUNTERTOP
SSU	2	SOLID SURFACE	CORIAN	1/2" THICK	EVEREST	RESTROOM COUNTERTOP
TS	1	TACKABLE SURFACE	KOROSEAL	TAC-WALL	ACORN C250-86	

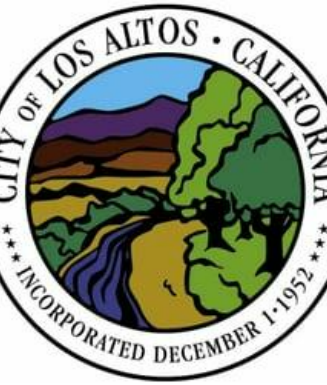
LOUVER SCHEDULE										
MARK	LOUVER		MIN. FREE AREA	MATERIAL	FRAME		DETAILS			COMMENTS
	WIDTH	HEIGHT			FINISH	COLOR	HEAD	JAMB	SILL	
L-1	7' - 11"	1' - 0"		AL	PT					1
L-2	4' - 0"	1' - 0"		AL	PT					1



LOUVER NOTES:
 1 LOUVER COLOR TO MATCH ADJACENT SURFACE



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 LOS ALTOS, CA 94022



DESCRIPTION: DATE:
 PLANNING 03/30/20
 SUBMITTAL
 PLANNING 07/20/20
 SUBMITTAL (FIRE)
 PLANNING 08/20/20
 RESUBMITTAL

NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
 APPROVED BY: JK
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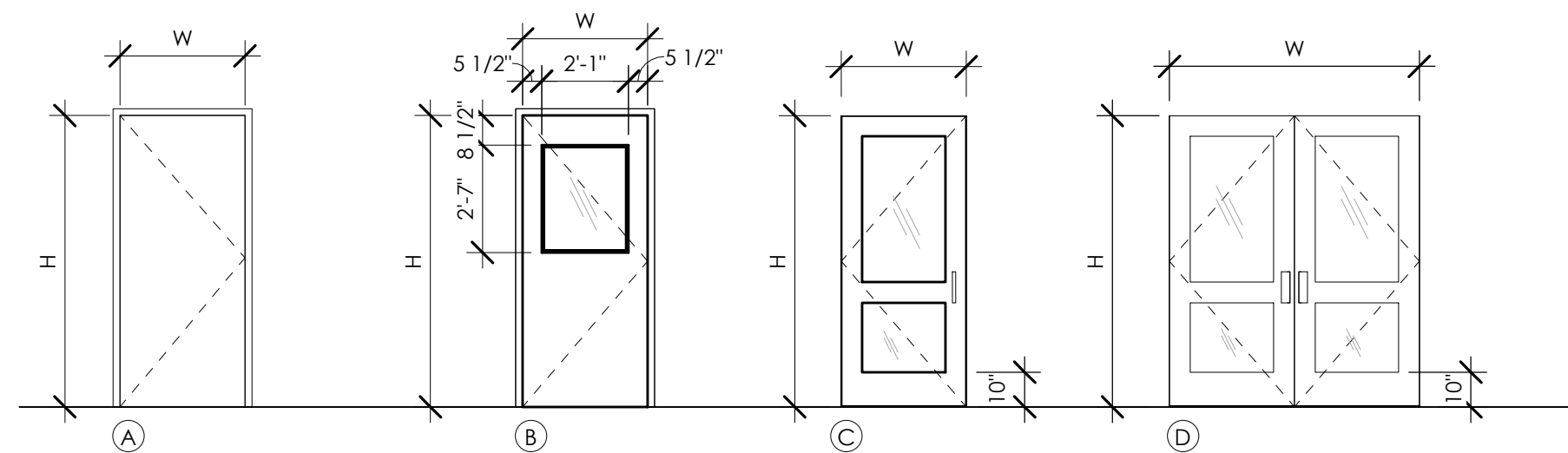
SHEET TITLE:
 STOREFRONT,
 WINDOW, AND
 DOOR
 SCHEDULE

SHEET NUMBER:

A6.2

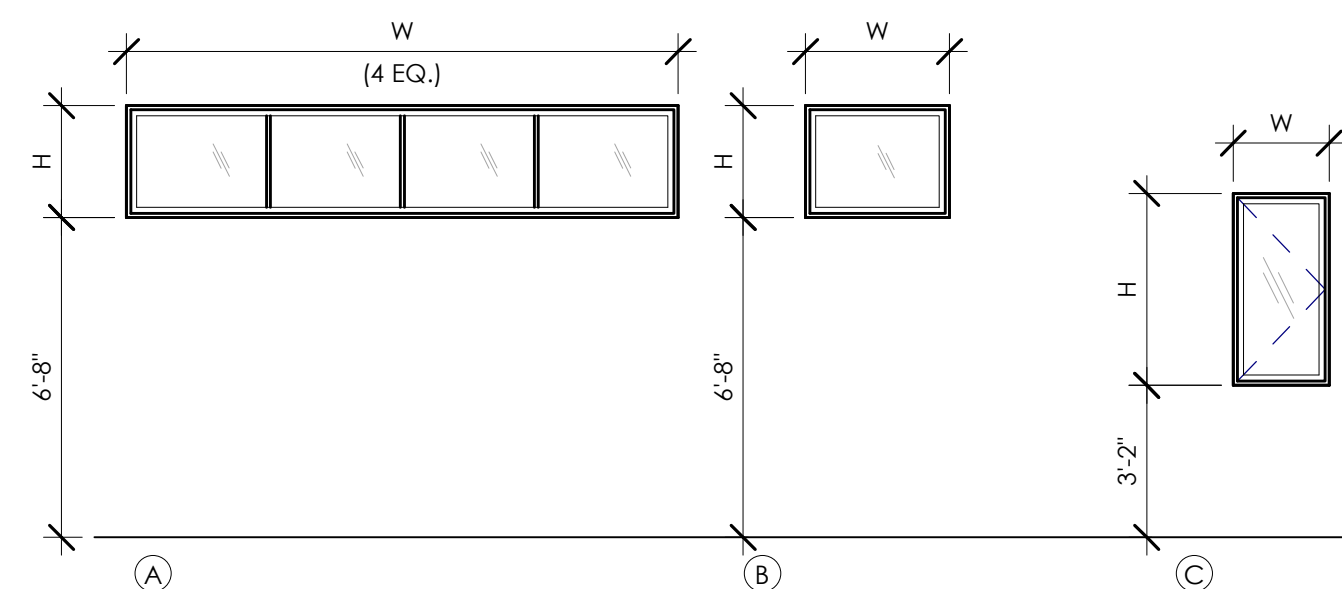
DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	ELEV	DOOR					FRAME			DETAIL				HARDWARE GROUP	REMARKS		
					DEPTH	MATERIAL	COLOR INT/EXT	FINISH	LOUVER SIZE	HOUR	MATERIAL	FINISH	COLOR INT/EXT	HEAD	JAMB	JAMB			THRESHOLD	
100A	PAIR	6'-0"	7'-0"	D	0'-1 3/4"															
101A	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
102A	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
102B	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
103A	SINGLE	3'-0"	7'-0"	C	0'-1 3/4"															
103B	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
104A	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
105A	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
105B	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
106A	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
107A	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
108A	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
109A	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															
110A	SINGLE	3'-0"	7'-0"	A	0'-1 3/4"															



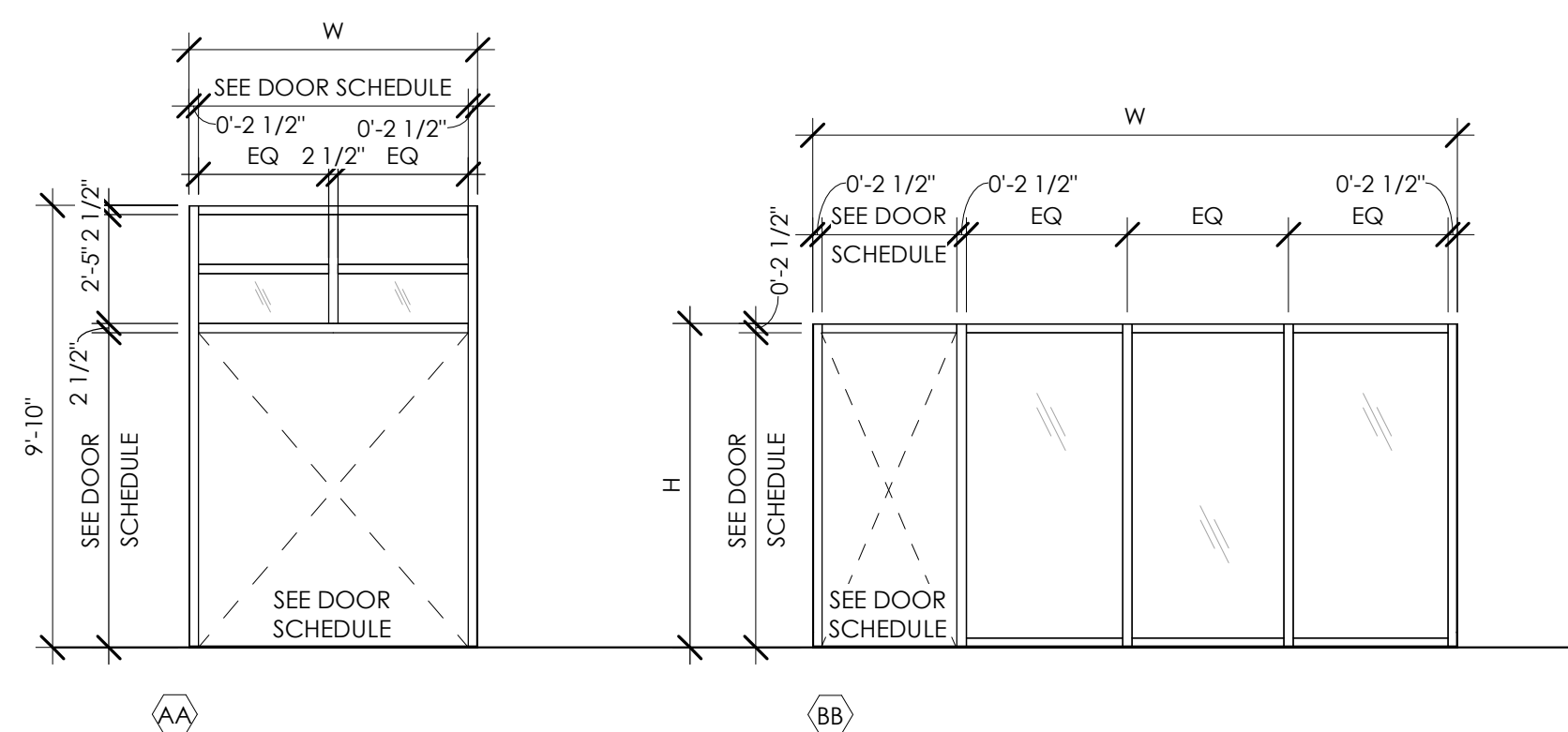
WINDOW SCHEDULE

MARK	WINDOW			COUNT	WINDOW			FRAME			DETAILS				GLAZING		REMARKS
	WIDTH	HEIGHT	TYPE		GLAZING	MATERIAL	FINISH	COLOR	HEAD	JAMB	JAMB	SILL	MIN SHGC	MIN U-VALUE			
A	11'-6"	2'-4"	2	FIXED												1, 2	
B	3'-0"	2'-4"	2	FIXED												1, 2	
C	2'-0"	4'-0"	2	OPERABLE												2	



STOREFRONT SCHEDULE

MARK	FRAME						GLAZING			DETAILS			REMARKS
	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	COLOR	TYPE	MIN. SHGC	MIN. U-VALUE	HEAD	JAMB	SILL	
AA	6'-5"	9'-10"											1
BB	14'-4"	7'-2 1/2"											1



DOOR NOTES:

- ① TOILET ROOM ISA SIGNAGE AND TEXT ON WALL ADJACENT TO DOOR. SEE _____
- ② PROVIDE ISA SYMBOL ON DOOR

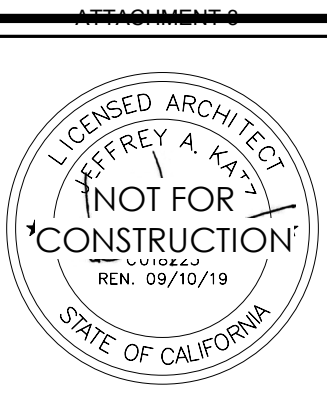
WINDOW NOTES:

- ① PROVIDE ROLLER WINDOW SHADES
- ② PROVIDE TEMPERED GLASS AT ROOM

STOREFRONT NOTES:

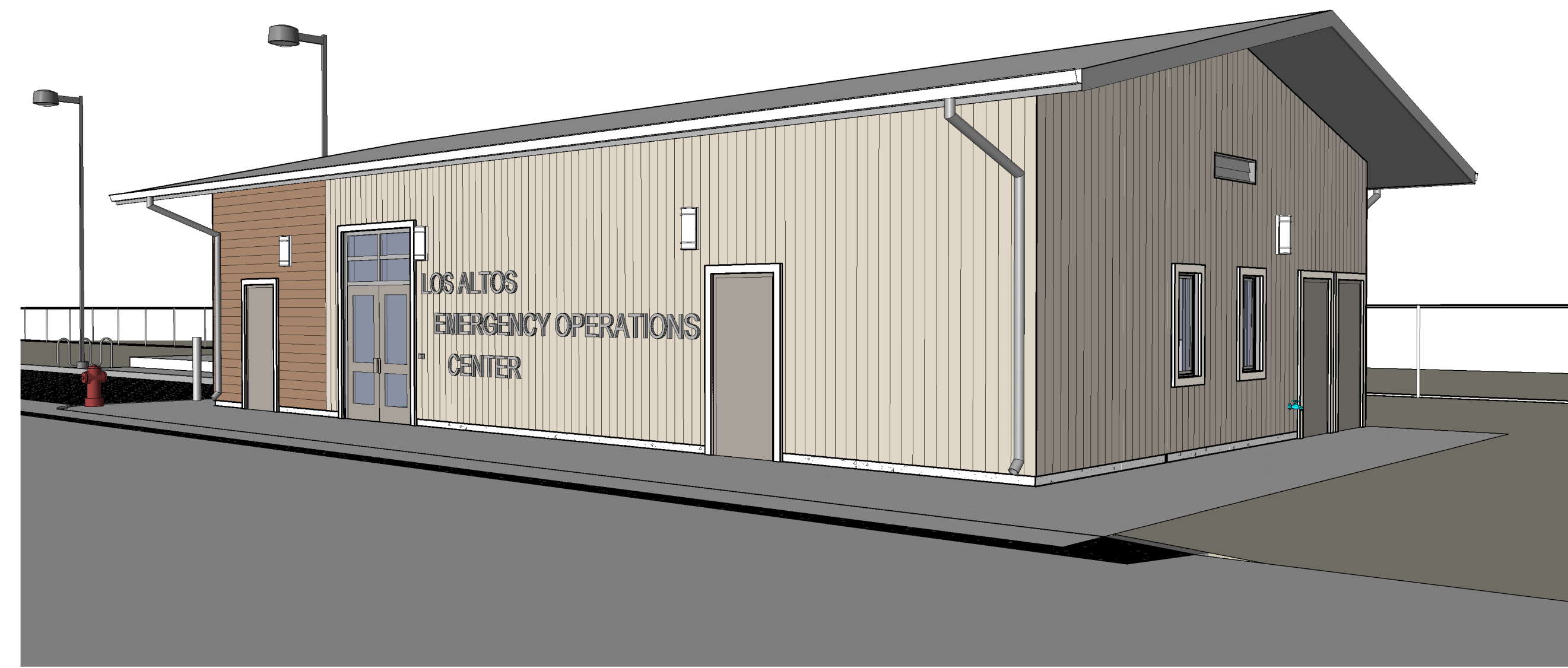
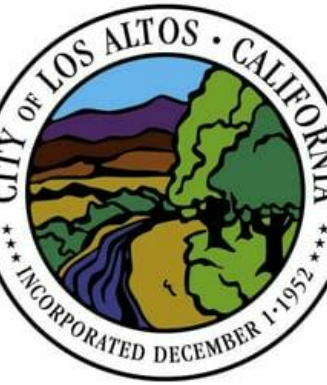
- ① PROVIDE TEMPERED GLASS AT ROOM

ATTACHMENT D



JKA
jeff katz
ARCHITECTURE
633 DEL CERRO BLVD., SAN DIEGO, CA 92120
619.698.9177 | www.jeffkatzarchitecture.com

PROJECT:
LOS ALTOS POLICE DEPARTMENT
EMERGENCY OPERATIONS CENTER
1 N SAN ANTONIO ROAD
LOS ALTOS, CA 94022



B1
A3.2 SCALE: SOUTHWEST VIEW



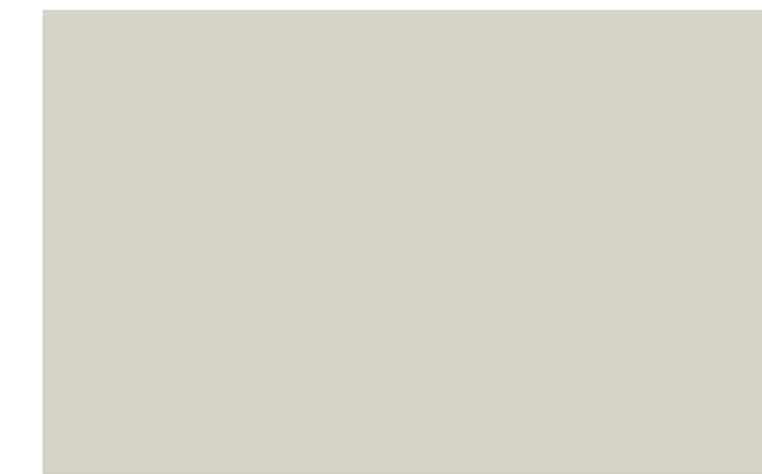
B3
A3.2 SCALE: NORTHWEST VIEW



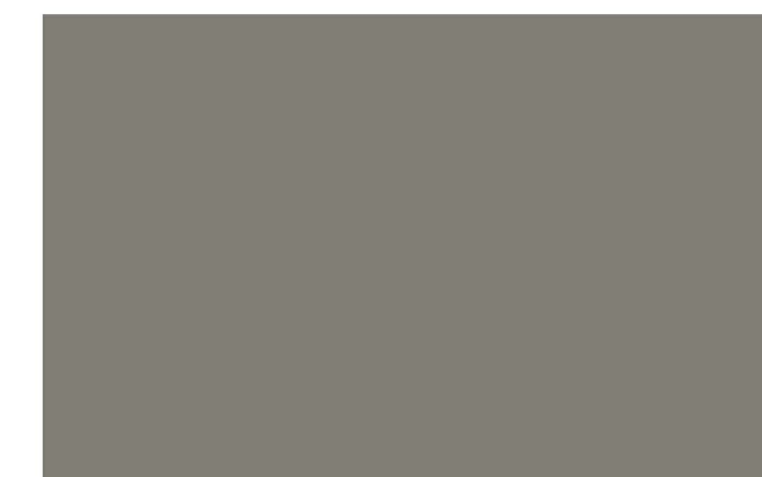
D1
A3.2 SCALE: NORTHEAST VIEW



PT-4 Exterior Field Paint
Sherwin Williams - 7642 Pavestone



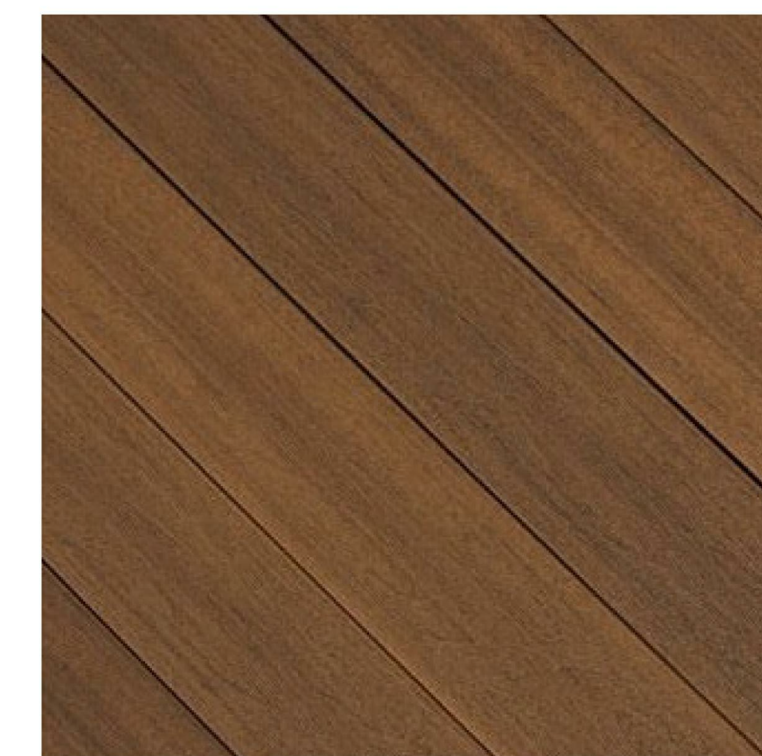
PT-5 Exterior Trim Paint
Sherwin Williams - 9165 Gossamer Veil



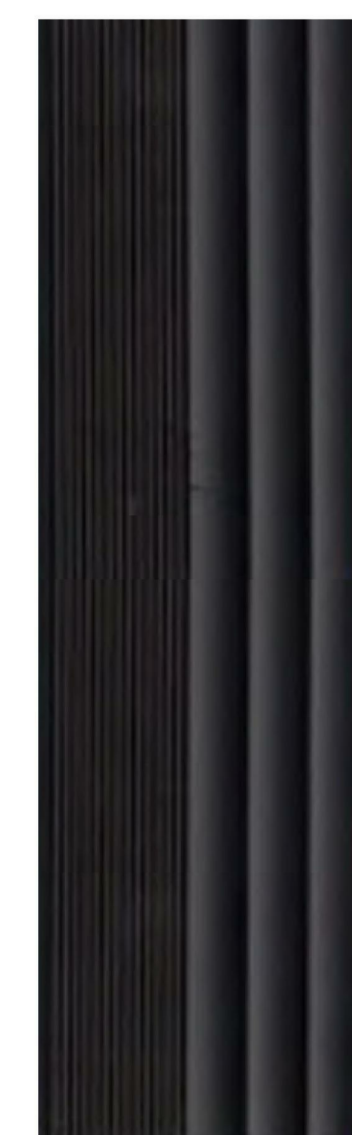
PT-6 Exterior Door Paint
Sherwin Williams - 7019 Gauntlet Gray



CS-1 Roof Shingles
GAF - Timberline HD - Pewter Gray



Composite Wood Siding
Fiberon - Symmetry - Warm Sienna



Storefront Window Frame
Anodized Aluminum - Black

D3
A3.2 SCALE: EXTERIOR FINISHES

DESCRIPTION:	DATE:
PLANNING SUBMITTAL	03/30/20
PLANNING SUBMITTAL (FIRE)	07/20/20
PLANNING RESUBMITTAL	08/06/20

NOT FOR CONSTRUCTION

PROJECT NUMBER: 180803
APPROVED BY: JK
CHECKED BY: CM
DRAWN BY: KD

SHEET TITLE:

EXTERIOR RENDERINGS

SHEET NUMBER:

A3.2

ARBORIST REPORT

City of Los Altos

Arborist Report for Police Station Emergency Operations Center

Submitted to:

Guido F. Persicone, ACIP
Planning Services Manager
One North San Antonio Road
Los Altos, Ca 94022

August 10th 2020



Tree Care Professionals Serving Communities Who Care about Trees www.WCAINC.com

Prepared by:

Glenn W. Reeve

ISA QUALIFIED TREE RISK ASSESSOR | BOARD CERTIFIED MASTER ARBORIST WE-10177BTM
390 MARTIN AVE SANTA CLARA, CA 95050 - (408) 835-0438 - GREEVE@WCAINC.COM





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Summary

The City of Los Altos contracted West Coast Arborists to provide an arborist report for planned construction for the Los Altos Police Station Emergency Operations Center (EOC). An initial assessment was completed in November of 2018, of 17-trees that surround the area around proposed building. The city requested additional assessment of 8-trees near a planned emergency vehicle turn around in July of 2020. A total of 23-trees (and two stumps) are included in this report that are near planned construction. 7-trees and 2-stumps are recommended for removal based on pre-existing conditions and/or construction. This report includes a general tree health/condition and observation assessment of specific trees requested by the city, in addition to basic tree protection guidelines during construction.

Background

Theresa Yee, the project manager with the City of Los Altos, contacted West Coast Arborists in November 2018 to provide arborist report for trees near planned construction at the police station. A new Emergency Operating Center (EOC) was planned to be built on the east side of the police station where two portable buildings are currently placed. There are 15-trees located in the immediate construction zone that are included in this report. I visited the site on November 15, 2018 and recorded the condition of the trees. This assessment was done without any specific set of plans, and locations are estimated.

In July of 2020 I was contacted by Guido F. Persicone regarding the project. Mr. Persicone informed me that the city was adding an emergency turn around and requested I visit the site to assess the additional trees and update my report to reflect recommendations. I visited the site on July 23rd and have included my findings herein.

Assignment

The purpose of this report is to;

- Provide **limited visual assessment**¹ of the established trees near planned construction.
- Provide recommendations to reduce construction impact to trees.

¹ Terms in **Bold** are defined in the glossary.



Observations

Apricot Trees (*Prunus armeniaca*)

The police station is located adjacent to Apricot trees which are present to the north and south of the current buildings. The apricot trees vary in condition with decay present in the trunks and dieback in the canopies. The trees have been maintained (topped) over the years and are between ten and fifteen feet tall. Tree #s 5 and 9 (*See Appendix-B for map*) will require removal as they are inside the footprint of the planned building.

The Emergency turn around has 8-Apricot trees located nearby. Careful planning should only require the removal of tree #18 to provide necessary room for the turnaround area. Depending on the finalized alignment of the turn around several trees may require paving with-in 3 feet of the trunks. Minimizing excavation, compaction and other construction within the **dripline**, will allow for maximum tree retention if desired.

Coast Live Oak (*Quercus agrifolia*)

Six Coast Live Oak trees are present on the southern fence line of the property. The trees are in fair condition and display minimal evidence of pruning over the years. Overextending branches are present on several of the trees as well as dead tissue up to three inches in diameter spread about the canopy. The east-most of the Oaks has a heavy canopy to the east over the adjacent property. Construction is planned to encroach four to five feet into the northern **dripline**. Pruning should be scheduled prior to construction, focusing on reducing overextended branches and removing dead tissue. The construction plans during my visit had not been finalized, but several low hanging, larger branches may need to be removed for clearance over the new building. Excavation for the foundation of the building is expected to encroach on the root zone of the stand, and care will need to be taken to minimize impact to the root zone.

Privet Trees (*Ligustrum confusum*)

Two Privet trees are located on the southern fence line of the property (Trees 13 and 14). The trees had minimal live foliage, decay in the main stems and poor structure. Removal is recommended prior to construction to allow more growing space for the adjacent Coast Live Oak trees.

Stumps

There are two stumps that were within the assessment area (Trees 3 and 7). The stumps are the remains of two Apricot trees and should be removed prior to construction for ease of access.



Additional Trees

A multi-stem Coast Live Oak is present on the south side of the police station. The plans show a proposed generator being placed near the tree. This tree was not evaluated during either of my site inspections, nor was the generator brought to my attention by city staff. Upon reviewing the plans was able to determine that the generator may impact a large tree I assessed for the city previously for a different project. I was requested to assess this tree by the city in August 2019, 2020 for a proposed storage shed. In the previous inspection I noted the tree had several structural issues, including failed a failed cable system (**support cables**), as well is minor necrosis and overextended branches. The proposed generator may impact the root system of the tree, but a more immediate concern would be the potential the generator being impacted from a falling branch.



TREE PROTECTION ZONES (TPZ)

Construction around trees can often result in damage that can contribute to tree decline or even jeopardize structural integrity. Above ground damage such as mechanical scaring to the trunk of a tree, broken branches and damage to roots can open a tree up for decay issues and structural problems. Damage done during construction can often take years to be noticed and could lead to property damage and even injury or death to people. Establishing a tree protection zone around a tree suitable for retention will reduce the impact and allow it to be a continued asset instead of a liability.

Site Preparation

Any pruning or tree removals should be done prior to TPZ establishment. Establishing 6-8-inches of disease-free woodchips/mulch within the TPZ will allow soils to stay moist, reduce compaction, provide nutrients and optimal conditions for healthy trees. Soil injections with a low nitrogen/fungicidal blend can improve tree vigor and natural defenses prior and after construction can offset stress caused from compaction or root pruning.

TPZ Fencing and Signage

A temporary 6-foot tall chain link fence should be established at the perimeter of the work area to protect surrounding Apricot trees. Ideally the fence should be placed at the dripline of any retained tree or population of trees. The installation of the fence should be planned with the contractor prior to any work and final placement approved by a certified arborist. Signs should be placed every 10-feet along the fencing at head height that read “Tree Preservation Area – Entry Prohibited without prior authorization.”

Anticipated Root Pruning and work within the TPZ

Construction managers should plan to have a certified arborist on site during any work or excavation within the TPZ to assess any roots that will need to be pruned. Current plans and soil condition the suggest that negligible impacts on the root zone will be sustained. However, post construction/root pruning reporting by the onsite arborist will be necessary to determine if the stability and health of the trees has been affected. The dripline TPZ fencing should remain in place until excavation begins. No root over 2-inches in diameter within the TPZ should be cut without approval from a certified arborist. Roots greater than 2-inches in diameter, trimmed in this area will require special attention and should be sealed with natural shellac and covered with wet burlap sacks to retain moisture. Roots over 3-inches in diameter outside the TPZ should be evaluated by a certified arborist prior to removal. Any excavation with-in the **Critical Root Zone** should be performed with an **Air-spade** by a certified arborist.

No equipment, tools, building materials, bathrooms or excess soil should be stored within the TPZ. Equipment operators will also need to position their equipment to direct exhaust away from any tree part and should not idle under tree canopies for long periods. All work with-in the TPZ shall be supervised by a certified arborist.

West Coast Arborists, Inc.

390 Martin Avenue Santa Clara, CA 95050 (408) 855-8660



Recommendation

1. Removal of Tree/Stump #s 3, 5, 7, 9, 13, 14, and 18.
2. Pruning of All Coast Live Oak (*Quercus agrifolia*) on southern fence line.
 - a. Focused on weight reduction of overextended branches. Remove all dead branches over 2" diameter, remove no branch greater than 5-inches diameter or 20% of canopy.
 - b. All trimming should meet *ANSI A300 Pruning Standards*
 - c. Pruning should be performed and/or supervised by a certified arborist.
3. Establish 6-8-inches of wood chips/mulch within the driplines of all trees to be retained.
 - a. Do not mound the mulch around base of tree, provide a 1-foot of clearance from trunk.
4. Re-evaluate the location of the proposed generator. If it cannot be removed, further evaluation of the multi-stem Oak will be necessary.
5. Low-nitrogen fertilizer/fungicidal soil injections pre and post-construction.
6. Establish Tree protection Zones and prohibit construction operations and storage of construction materials with-in the area.
7. All work within TPZ to be supervised or approved by a certified arborist.
8. Post-construction inspection and tree assessment.

Thank you for the opportunity to assist you in your tree assessment needs. If there are any questions or concerns feel free to contact me directly at (408) 835-0438, greeve@wcainc.com

Respectfully,

A handwritten signature in black ink, appearing to read 'G. Whitlock-Reeve', is written over a light gray rectangular background.

Glenn O. Whitlock-Reeve
Board Certified Master Arborist
WE-10177BTM
ISA Qualified Tree Risk Assessor
West Coast Arborists, Inc



Glossary

Air Spade- specialist excavation tool that uses compressed air to remove and break up soil with minimal damage to roots and underground utilities. It can be used for a variety of reasons including the alleviation of compaction, soil improvement, root inspection and root location.

Canopy- the above ground portion of a tree.

Critical Root Zone (CRZ)- An area where roots are present around a tree that are crucial to health and stability of the tree. Tree roots expand far beyond the canopy of the tree; most roots grow within the top 6-8” of the soil. Roots grow where conditions are most favorable, seeking oxygen water and nutrients. There is no industry standard to for measuring the *Critical Root Zone*, but for the purpose of this report it shall be defined as the DSH multiplied by 8-inches. All excavation should be completed by hand and with an Air-spade in the defined CRZ. No root larger than 2-inches in diameter shall be cut without approval from certified arborist within the **CRZ**.

Dripline- the area beneath the **canopy** of a tree.

Limited visual Assessment- quick assessment, identifying significant defects of concern requiring mitigation.

Mechanical scarring- scratches from tool or equipment to the trunk or lateral branches.

Multileader- trees that lack a central leader.

Root flare- The root flare is the area at the base of the trunk that swells out to become buttress roots entering the soil; and is also known as the root collar.

Structural roots- Support roots that help the tree stand.

Tree Protection Zone (TPZ): defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.



Los Altos Police Station EOC_– August 10, 2020

Bibliography

Dunster, J. A. (2013). *Tree Risk Assessment Manual*. Champaign, Illinois: International Society of Arboriculture.

Kelby Fite, E. S. (2016). *ISA Best Management Practices, Managing trees during construction*. Champaign, Illinois: International Society of Arboriculture .

Tree Care Industry Association, Inc. (2017). *Tree, Shrub, and Other Woody Plant Management-Standard Practices (Pruning)*. New Hampshire : Tree Care Industry Association, Inc.



Los Altos Police Station EOC_– August 10, 2020

Appendix A- Tree List

Trees recommended to be removed are highlighted in yellow.

Tree #	Tree Species	DSH ²	Pre-Construction Condition Notes
1	Apricot	16"	Decay present on trunk.
2	Apricot	11"	Decay present on trunk,
3	Stump	17"	REMOVE STUMP
4	Apricot	13"	None
5	Apricot	9"	REMOVAL DUE TO CONSTRUCTION
6	Apricot	14"	None
7	Stump	10"	REMOVE STUMP
8	Apricot	4"	None
9	Apricot	12"	REMOVAL DUE TO CONSTRUCTION
10	Coast Live Oak	14" x2	Canopy heavy to the east over adjacent property. Pruning recommended
11	Coast Live Oak	7"	Moderate amounts Tussock moth present.
12	Coast Live Oak	27"	Tussock moth present
13	Privet Tree	15"	REMOVE DEAD/DECLINING
14	Privet Tree	15"	REMOVE DEAD/DECLINING
15	Coast Live Oak	20"	Minimal dead wood, healthy canopy
16	Coast Live Oak	19"	Leaning to the east
17	Coast Live Oak	25"	Largest tree near at corner of driveway, root zone currently covered 40% by asphalt
18	Apricot	15"	Topped, minimal live foliage
19	Apricot	12"	Northern lean
20	Apricot	10"	Minimal canopy
21	Apricot	12"	Decay at root crown
22	Apricot	10"	Well-shaped canopy, minor leaf blight
23	Apricot	8"	Well-shaped canopy
24	Apricot	14"	Poor structure, eastern canopy missing
25	Apricot	14"	Fair condition, canopy close to driveway

² DSH- Diameter Standard Height (measured at 4.5-feet above grade)



Appendix B- Map (Approximate Tree Locations)

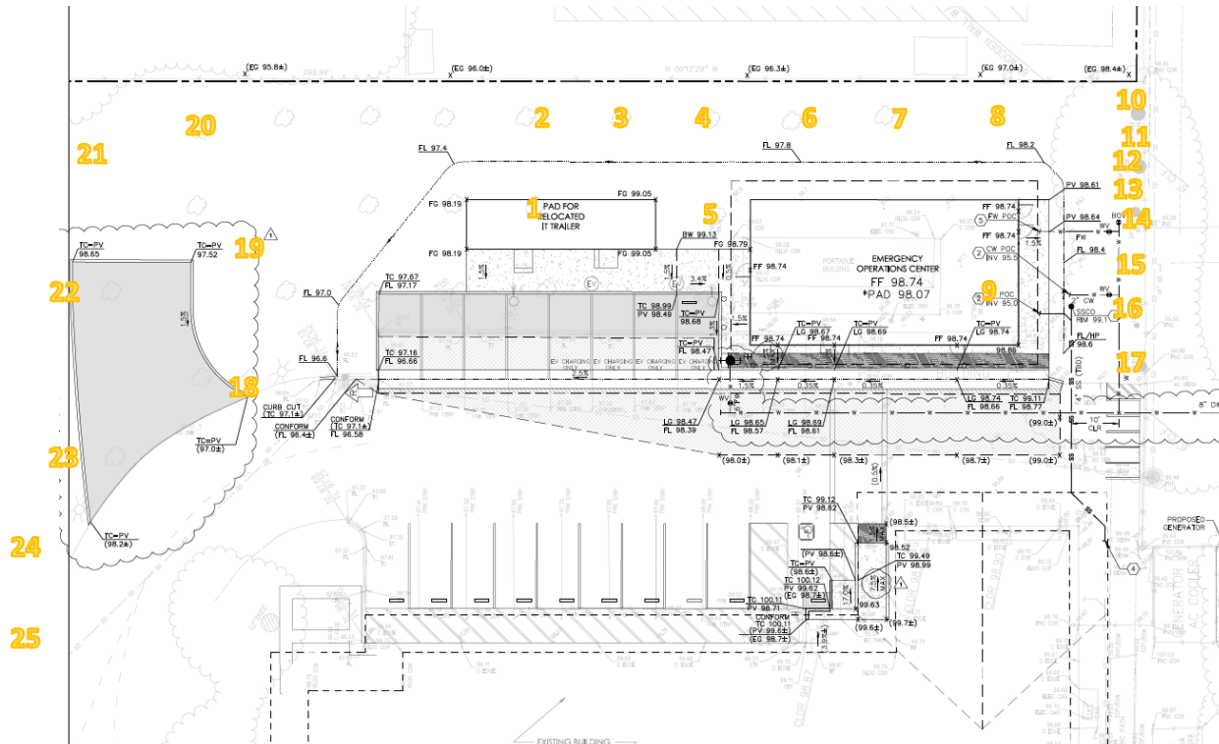


Figure 1: The above plans show approximate location of trees

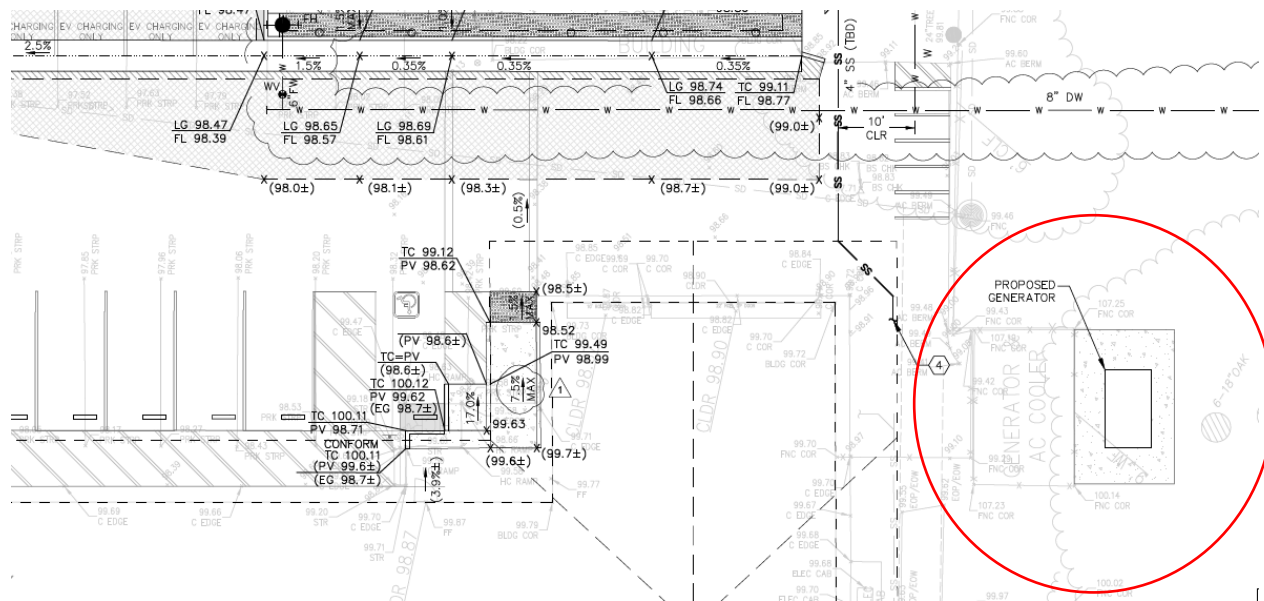


Figure 2: Circled in red is the proposed generator. The shown footprint puts the tree within 10-feet of the Coast Live Oak.



Appendix C- Observation Photos



Figure 2: Looking south trees 4 (left) and 5 (right).



Figure 3: Looking north from construction area, the Apricot trees outside the construction area are visible.



Figure 1: Tree 17 noted by the blue arrow, red circle indicates branches that will require reduction before construction.



Figure 5: Blue arrow indicates Tree 10; Red circle shows heavy canopy to the east.



Los Altos Police Station EOC – August 10, 2020



Figure 6: Looking east at proposed emergency vehicle turn-around area.



Figure 7: Looking west at police station.



Los Altos Police Station EOC_– August 10, 2020

ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others. Standard of Care has been met with regards to this project within reasonable and normal conditions.
2. The Consultant will not be required to give testimony or to attend court by reason of this report unless subsequent contractual agreements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written consent of the Consultant.
5. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
6. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, or coring, unless otherwise stated. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.
7. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. It is highly recommended that you follow the arborist recommendations; however, you may choose to accept or disregard the recommendations and/or seek additional advice.
8. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time.
9. Any recommendation and/or performed treatments (including, but not limited to, pruning or removal) of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.
10. The author has no personal interest or bias with respect to the subject matter of this report or the parties involved. He/she has inspected the subject tree(s) and to the best of their knowledge and belief, all statements and information presented in the report are true and correct.
11. Unless otherwise stated, trees were examined using the risk assessment criteria detailed by the International Society of Arboriculture's publications *Best Management Practices – Tree Risk Assessment* and the *Tree Risk Assessment Manual*.

West Coast Arborists, Inc.

390 Martin Avenue Santa Clara, CA 95050 (408) 855-8660



Los Altos Police Station EOC_– August 10, 2020

Appendix D- Certification of Performance

I, Glenn O. Whitlock-Reeve, Certify that:

1. I have personally inspected the tree and property referred to in this report and have stated my findings accurately.
2. I have no current or prospective interest in the tree or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
4. My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices and standards.
5. No one provided significant professional assistance to me, except as indicated within the report.
6. My compensation is not contingent upon the reporting of predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and a Board-Certified Master Arborist with the International Society of Arboriculture (ISA). I have been a Certified Arborist since 2013 and in the practice of arboriculture for over 10 years.

Signed:

A handwritten signature in black ink, appearing to read 'G. Whitlock-Reeve', is written over a light gray rectangular background.

Date: 08/11/2020



SANTA CLARA COUNTY FIRE DEPARTMENT

14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. **20 2236**

BLDG PERMIT No. _____

PLAN REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2019 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:

Proposed new 1,541 SF multi-use Emergency Operations Center and future attached covered walkway structure.

Plan Status:

Plans are **NOT APPROVED**. Revise and resubmit drawings and provide a response letter addressing comments on this plan review.

Plan Review Comments:

1. **Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements 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.**

2. **Fire Sprinklers Required:** *(As noted on Sheet T-1)* Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.19.1.2 whichever is the more restrictive. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. (This chapter shall not apply to existing non-habitable residential accessory structures under three (3000) thousand square feet). 1) An automatic sprinkler system shall be provided throughout all new buildings and structures exceeding one thousand square feet. 2) An automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor area (area calculations shall not include existing basement floor areas). 3) An automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%. 4) The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions and/or alterations undertaken over a three-year period and/or two code cycles. The permit issuance dates of past additions and/or alterations where these regulations were in effect shall be used for determining compliance. *Please note that depending on size and construction, the covered walkway may be required to be sprinklered as well.*

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LOS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B, S-2	VB	Jka Jeff Katz Architecture	07/28/2020	1 OF 3
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
1	1541		Commercial Construction				New Structure			
NAME OF PROJECT						LOCATION				
LOS ALTOS POLICE DEPARTMENT						1 N. San Antonio Road Los Altos				
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY			
1500			75%		1000		Baker, Kathy			



SANTA CLARA COUNTY FIRE DEPARTMENT

14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. **20 2236**

BLDG PERMIT No. _____

PLAN REVIEW COMMENTS

3. 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

4. Public/Private Fire Hydrant(s) Required: Provide public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 500 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C. **An additional fire hydrant is shown, however will need to be relocated to a more operationally sound location.**

5. Required Emergency Access: *(As shown on Sheet C5.0)* The minimum clear width of fire department access roads shall be 20 feet. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road (including bridges and culverts) with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34050 kg) or as otherwise determined by the fire code official. CFC Sec. 503 and SCCFD A-1 Standard.

6. Fire Department (Engine) Driveway Turnaround Required: *(As shown on Sheet C5.0)* Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Maximum grade in any direction shall be a maximum of 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. CFC Sec. 503.

7. Required Fire Flow: The fire flow for this project is 1500 GPM at 20 psi residual pressure from a single hydrant. As an automatic fire sprinkler system will be installed, the fire flow will be reduced by 75% establishing a required adjusted fire flow of 1,000 GPM at 20 psi residual pressure. CFC Table B105.1(2) and B105.2.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LOS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B, S-2	VB	Jka Jeff Katz Architecture	07/28/2020	2 OF 3
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
1	1541		Commercial Construction				New Structure			
NAME OF PROJECT						LOCATION				
LOS ALTOS POLICE DEPARTMENT						1 N. San Antonio Road Los Altos				
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY			
1500			75%		1000		Baker, Kathy			



SANTA CLARA COUNTY FIRE DEPARTMENT

14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. **20 2236**

BLDG PERMIT No. _____

PLAN REVIEW COMMENTS

8. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

9. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

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