

**4898 El
Camino Real,
Los Altos, CA**

**104 units-100%
Affordable
Housing**

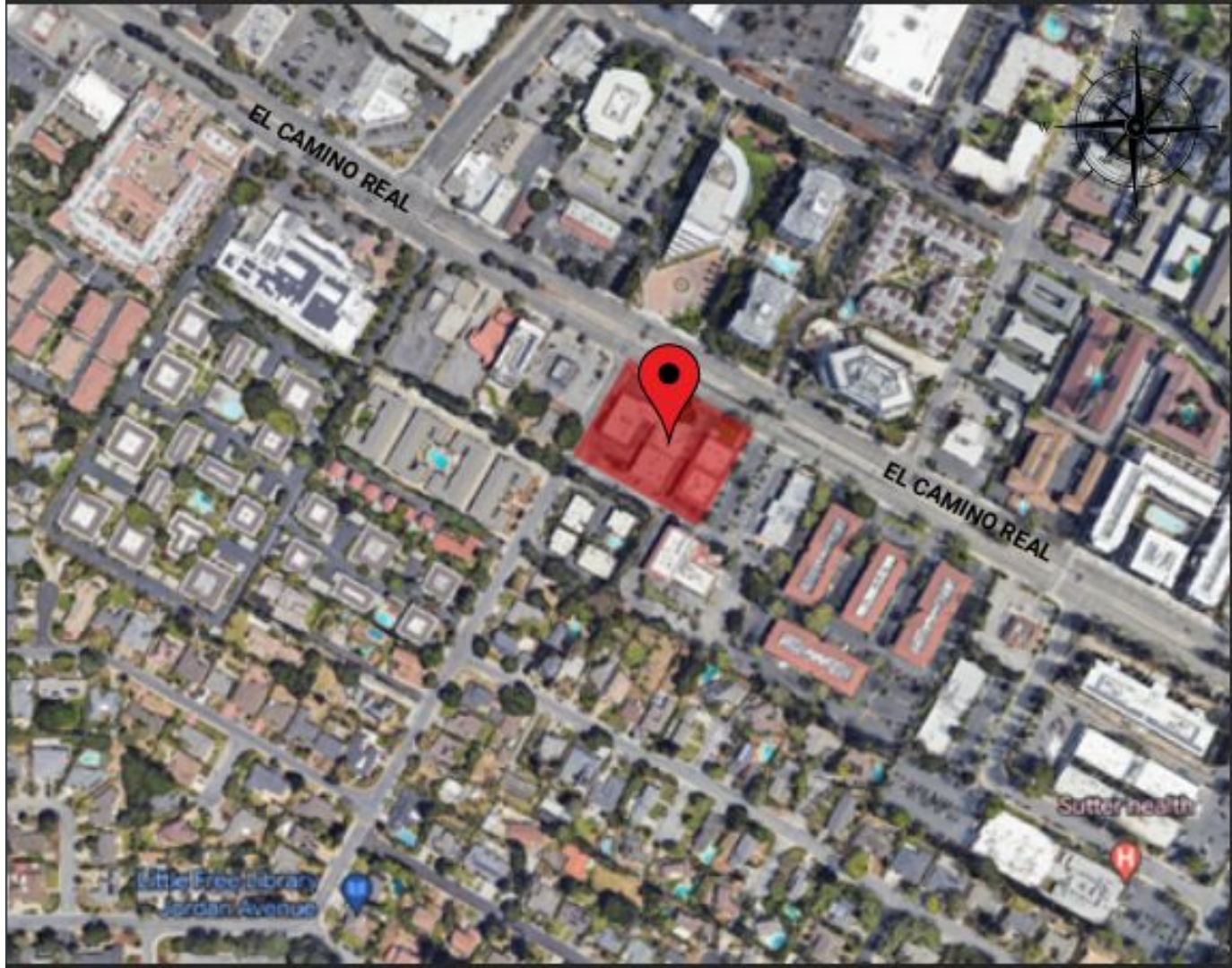
LIVIO 

 **ARON**
DEVELOPERS

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DEVELOPERS

PROPERTY LOCATION

*4898 ECR,
Los Altos, CA*





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EL CAMINO
REAL

PROPERTY

FutonShop
4898



ZONING DETAILS

ADDRESS : 4898 EL CAMINO REAL, LOS ALTOS, CA 94022

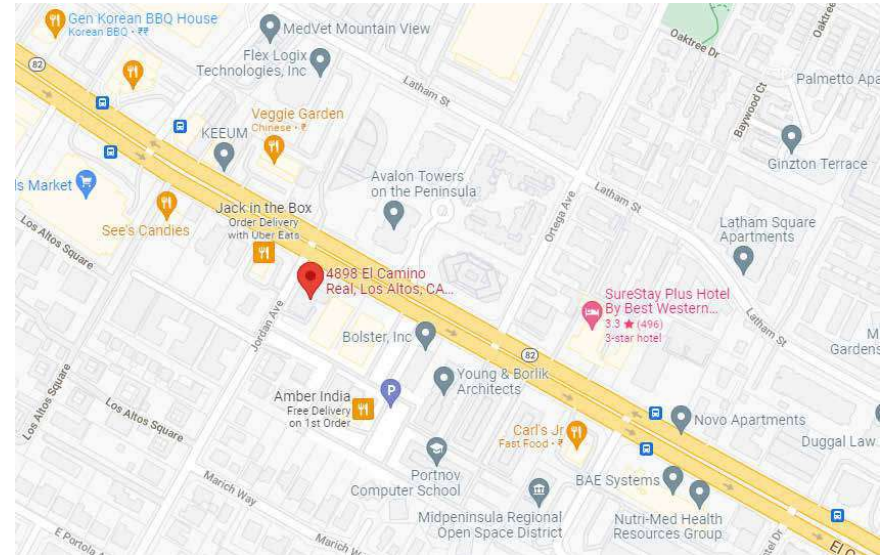
APN : 170-03-085

GENERAL PLAN : THOROUGHFARE COMMERCIAL (TC)

ZONING : COMMERCIAL THOROUGHFARE (CT)

GROSS SITE AREA : 18,919 S.F. (0.434 ACRE)

NET SITE AREA : 16,919 S.F. (0.388 ACRE)



NO PARKING REQUIRED IN THIS PROJECT

Refer GOVERNMENT CODE - GOV-TITLE 7.- 65915 (p) (3)

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV

(3) Notwithstanding paragraph (1), if a development meets the criteria of subparagraph (G) of paragraph (1) of subdivision (b), then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets any of the following criteria:

(A) The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.

(B) The development is a for-rent housing development for individuals who are 55 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(C) The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

MAJOR TRANSIT STOP

CALIFORNIA PUBLIC RESOURCES CODE SECTION
21064.3

MAJOR TRANSIT STOP MEANS A SITE CONTAINING

1. AN EXISTING RAIL TRANSIT STATION OR
2. A FERRY TERMINAL SERVED BY EITHER A BUS OR RAIL TRANSIT SERVICE OR
3. THE INTERSECTION OF TWO OR MORE MAJOR BUS ROUTES WITH A FREQUENCY OF SERVICE INTERVAL OF 15 MINUTES OR LESS DURING THE MORNING AND AFTERNOON PEAK COMMUTE PERIODS.

Our Proposal:

Since the property is at ECR & it is a Major transit stop, the City cannot impose its parking standards & hence, no Car parking is required as per the California Govt. code.

We have proposed ample Bike parking on Level 1

Project Qualifies For 5 Incentives

As per CHAPTER 4.3. Density Bonuses and Other Incentives [65915 - 65918] (Chapter 4.3 added by Stats. 1979, Ch. 1207.)

(2) The applicant shall receive the following number of incentives or concessions:

- (A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale.
- (B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.
- (C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.
- (D) Five incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop or is located in a very low vehicle travel area in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

Refer GOVERNMENT CODE - GOV-TITLE 7.- 65915 (b)(1)(G) & (e)(1)

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV

(G) One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For purposes of this subparagraph, "development" includes a shared housing building development.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(3) A housing development that receives a waiver from any maximum controls on density pursuant to clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f) shall only be eligible for a waiver or reduction of development standards as provided in subparagraph (D) of paragraph (2) of subdivision (d) and clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f), unless the city, county, or city and county agrees to additional waivers or reductions of development standards.

Our Proposal:

Since the property has 100% units as affordable, we qualify for 5 incentives (including 1 waiver of development standards) as per Govt. code 65915 (d)(2)

No Restriction on Maximum Density

Refer GOVERNMENT CODE - GOV-TITLE 7.- 65915 (f)(3)(D)(ii)

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV

(D) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), the following shall apply:

(i) Except as otherwise provided in clauses (ii) and (iii), the density bonus shall be 80 percent of the number of units for lower income households.

(ii) If the housing development is located within one-half mile of a major transit stop, the city, county, or city and county shall not impose any maximum controls on density.

(iii) If the housing development is located in a very low vehicle travel area within a designated county, the city, county, or city and county shall not impose any maximum controls on density.

14.50.080 - Residential density (CT).

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TIT14ZO_CH14.50CTCOTHDI_14.50.080REDECT

No residential density shall be applicable within the Commercial Thoroughfare Zoning District.

(Ord. 04-259 § 1 (part))

Our Proposal:

Since the property has 100% units as affordable & also near a Major transit stop, we qualify for no control on maximum density bonus.

Also, project lies in CT Zone. Hence as per LA Muni Code 14.50.080 no density is applicable.

Project Qualifies for 9 floors

14.50.140 - Height of structures (CT).

- A. Residential only development(s) building height shall be a maximum of fifty-five (55) feet and five stories.
- B. Mixed use development(s) building height shall be a maximum of sixty (60) feet and five stories.
- C. Non-residential use only development(s) building height shall be a maximum of forty-five (45) feet and four stories.

(Ord. 08-323 § 1; Ord. 04-259 § 1 (part))

(Ord. No. 10-351, § 2, 5-25-2010; [Ord. No. 2023-503](#), § 3(App. C), 11-28-2023)

As per GOVT. CODE 65915 (d)(2) (D) :

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV

(D) Five incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop or is located in a very low vehicle travel area in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

Our Proposal:

The latest 2023 Los Altos CT zoning amendment raises the maximum height of Residential developments to 55 feet or max. 5 stories, we claim additional incentive of adding 1 floor , also adding the height increase from California Code of 33 feet / 3 stories, we get total of **5+1+3 stories**.

Max. height will be (55+33+11=99 ft.) feet which is equal to 9 levels above ground.

UNIT MIX	STUDIO	1 BED	2 BED	3 BED	Unit #
LEVEL 1	3	4	1	1	8
LEVEL 2	4	6	2	2	12
LEVEL 3	4	6	2	2	12
LEVEL 4	4	6	2	2	12
LEVEL 5	4	6	2	2	12
LEVEL 6	4	6	2	2	12
LEVEL 7	4	6	2	2	12
LEVEL 8	4	6	2	2	12
LEVEL 9	4	6	2	2	12
TOTAL	35	52	17	17	104
% MIX	34%	50%	16%	16%	

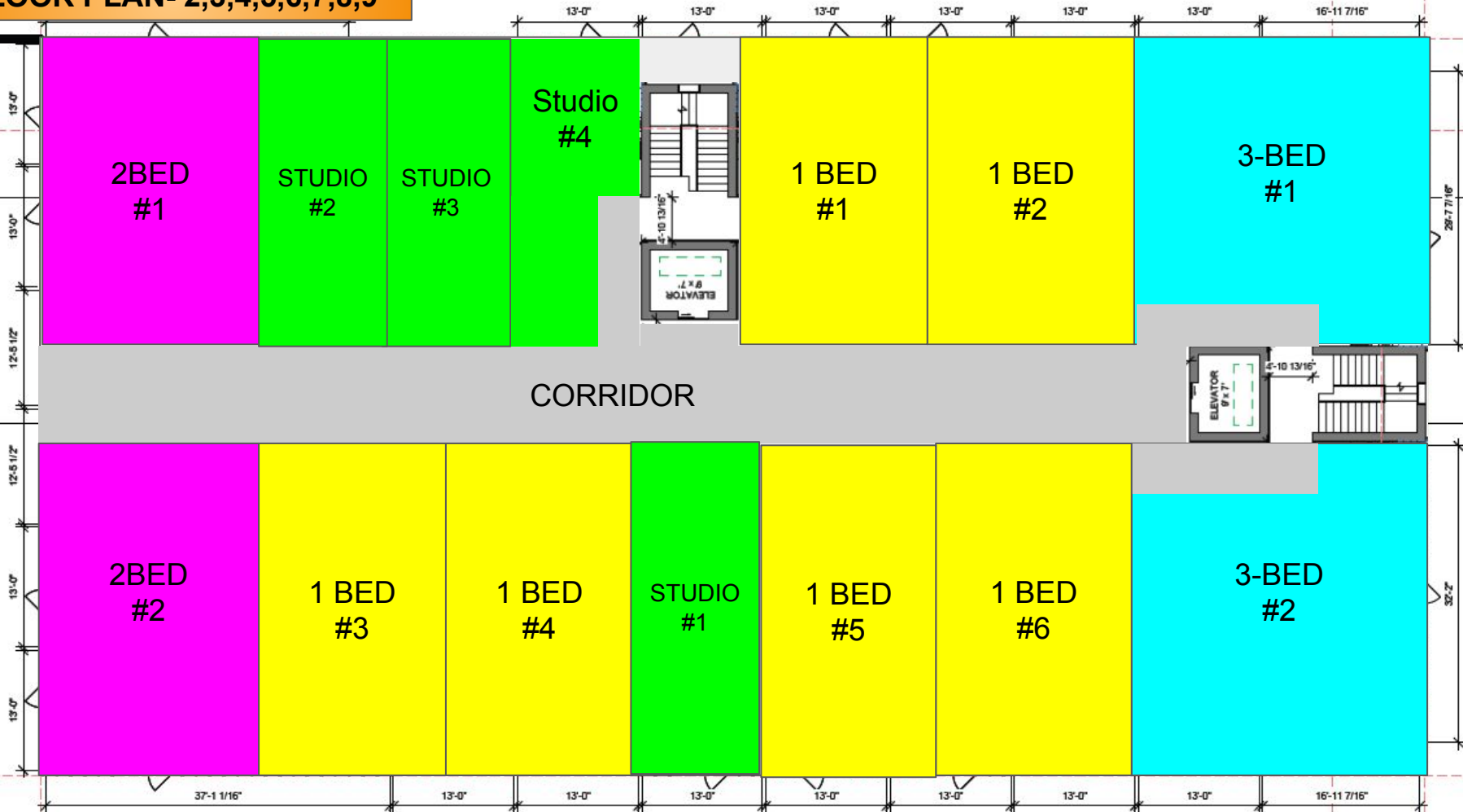
Approx. Area Analysis

1. Building Plate Size: 12,000 sq.ft.
2. Total BUA: ~100,300 sq.ft.
3. Total Living Area: ~70,800 sq.ft.

5 INCENTIVE, CONCESSIONS & WAIVERS SEEKED FOR THE PROJECT

1. No private / common open space
2. Side Setback reduction
3. Bulking, no articulation
4. Height increase by 1 floor
5. **WAIVER: Dwelling Unit Mix**

FLOOR PLAN - 2,3,4,5,6,7,8,9



9-Levels
Approx. Ht. - 90 ft.

**CONCEPT
ELEVATION**



THANK YOU



ARON
DEVELOPERS