



DATE: July 7, 2021

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: SC21-0016 – 61 Coronado Avenue

RECOMMENDATION:

Approve design review application SC21-0016 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,290 square feet at the first story and 1,754 square feet at the second story with an 821 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 13,182 square feet
MATERIALS: Composition shingle, nuedar shingle siding, smooth stucco, wood clad aluminum frame windows, wood trim and details and copper ogee downspouts

	Existing	Proposed	Allowed/Required
COVERAGE:	2,937 square feet	3,908 square feet	3,954 square feet
FLOOR AREA:			
First floor	2,710 square feet	2,290 square feet	
Second floor	539 square feet	1,754 square feet	
Total	3,249 square feet	4,044 square feet	4,068 square feet
SETBACKS:			
Front	41.25 feet	25 feet	25 feet
Rear	29.75 feet	51.7 feet	25 feet
Right side (1 st /2 nd)	14.17 feet/53 feet	11.5 feet/19.4 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	8 feet / 15.5 feet	10 feet/20 feet	10 feet/17.5 feet
HEIGHT:	22 feet	25.75 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on Coronado Avenue between North San Antonio Road and Cherry Avenue. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The characteristics are derived from the similar style and streetscape character within the neighborhood. The homes in the immediate neighborhood context are a combination of one-story and two-story houses, with two-story homes at 24 Coronado Avenue, 40 Coronado Avenue, 41 Coronado Avenue, and 74 Coronado Avenue. The exterior materials commonly used include stucco and wood siding with brick veneer and wood trim accents. Roof forms are mostly intermediately pitched side gables with composition shingles, apart from tile roofing on 91 Coronado Avenue. The residences have low scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height and garages that face the street. The neighborhood character appears consistent through rustic materials, similar house scale, and roof forms. The homes appear to have been remodeled and altered throughout different periods of time but maintain a similar neighborhood character. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The proposed residence has an architectural design that relates well to the immediate vicinity. The proposed two-story house has a traditional style that uses design elements and materials that are compatible with the existing house and neighborhood. The project uses design elements such as a gable roof, dormer windows, a recessed front porch with columns and high-quality materials that are compatible with the neighborhood. The project uses low-sloped gable and hipped roof forms, which are consistent with the gable and hipped roof found in the neighborhood. It maintains the side-to-side ridge and adds a second gable facing the street. The building materials, which include: nuedar shingle siding, smooth stucco, wood clad aluminum frame windows, wood trim and details and copper ogee downspouts are compatible with the design style and relate to the surrounding area.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The project is in-keeping with the scale of structures found in the neighborhood. The proposed nine-foot tall first floor wall is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. The eight-foot, second floor wall plate height is concealed within the existing roof along the front elevation and minimized by the use of covered patios along the left and rear elevations, thereby minimizing its scale. The Residential Design Guidelines recommends minimizing the use of tall or two-story-high walls to avoid the reduce the vertical massing of an elevation. The right elevation has a large expansive wall plan, which may be perceived as contributing the overall massing of the structure. Consistent with the Residential Design Guidelines, the applicant has proposed to reduce the appearance of bulk through the use of shingle siding, providing some variation in the wall plan through fenestration, and increasing the right side, second-story setback to 19.4 feet, where 17.5 feet is required. To diminish bulk impacts, the applicant proposed evergreen screening along the side

and rear property lines. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass and is appropriate for the context of the area.

Privacy

With regards to privacy, the Residential Design Guidelines are most concerned with second story sight lines having direct line of sight into neighboring yards and residences, especially at the rear elevations. Some visual impacts may occur if they are found to avoid unreasonable interference with views and privacy impacts.

On the left (west) side of the second story, there are five windows: one large-sized bay window in bedroom No. 4 with a 2.75-foot sill height, one small-sized window in the hallway with a four-foot sill height, two small-sized windows in the master bedroom with 4.5-foot sill heights, and one small-sized window the master bathroom with a 4.5-foot sill height. As designed, the master bedroom and master bathroom windowsill heights and the potential views are obscured by evergreen screening shrubs, and the windows do not create unreasonable privacy impacts. Due to the lower sill heights of bedroom No. 2 and the hallway windows, there may be perceived privacy impacts to neighboring properties. To ensure that there are no additional privacy impacts, the applicant is proposing fast growing evergreen screening along the side and rear property lines to maintain a reasonable degree of privacy along the property lines. Therefore, as designed with the bedroom No. 2 and hallway windows and a 58-foot setback from the side property line, staff finds that the project maintains a reasonable degree of privacy.

On the right (east) side of the second story, there are four small windows with 4.5-foot sill heights. As designed, the windowsill heights and the potential views are obscured by evergreen screening shrubs, and the windows do not create unreasonable privacy impacts.

Along the rear (south) second story elevation, there are two windows and french doors with sidelights: one medium-sized window in bedroom No. 4 with a 2.5-foot sill height, one large-sized window in bedroom No. 3 with a two-foot sill height, and one set of french doors with sidelights in the master bedroom. The project also includes a balcony on the rear elevation off the master bedroom sliding door. The balcony is 12.9 feet wide, five feet deep, and primarily faces the left side and rear yard. The balcony size does not comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is active in nature due to its depth. Due to the balcony having a second story setback of 24 feet to the left side property line and 71.75 feet from rear property line, the potential privacy impacts are reduced for adjacent properties. Furthermore, the proposed evergreen screening along the side and rear property line and the existing mature redwood trees along the rear property line will further contributed to reasonable degree of privacy for adjacent properties. To ensure that there are no additional privacy impacts, staff recommends reducing the balcony to a maximum depth of four feet (Condition No. 3). Therefore, as designed with the rear facing windows and with the recommended condition No. 3, staff finds that the project maintains a reasonable degree of privacy.

Landscaping

There are 11 trees on the property, and the project proposes to retain all trees. A complete list of the on-site trees and immediately adjacent trees on adjacent properties is provided on Sheet A-1.

The proposed landscaping screening plants along the side and rear property line are outlined in Table 1 below.

Table 1: Screening Plant List

Location	Common Name	Size	Description
Left and Right property line	Pittsporum Tenuifolium	15-gallon	20' tall x 12-15' wide
Left and right property line	Pittsporum Eugenoides	15-gallon	20' tall x 18' wide
Right property line	Pittosporum Tenuifolium	15-gallon	20' tall x 12-15' wide

The landscape plan also includes a variety of other shrubs and groundcover type plants throughout the site. With the existing and new trees, new landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

Environmental Review

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

Public Notification

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Coronado Ave, Cherry Ave, and Sylvian Way. The Notification Map is included in Attachment C. The applicant has provided an outreach letter, and it is provided as Attachment D.

Cc: Vladimir and Liliana Ostoich, Property Owners
Chapman, Applicant and Designer

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Notification Maps
- C. Material Boards
- D. Outreach Letter

FINDINGS

SC21-0016 – 61 Coronado Avenue

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0004 – 61 Coronado Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on July 7, 2023, 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

The approval is based on the plans and materials received on June 28, 2021, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing floor area of the structure.

3. Balcony

The balcony shall be revised to a maximum depth of four feet.

4. Protected Trees

Trees Nos. 1 to 12, and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

5. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

6. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

7. Exterior Copper

All copper roofs, gutters and/or downspouts, and other architectural copper shall drain to a landscaped area and comply with the "Requirements for Copper Roofs and Other Architectural Copper" handout.

8. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

10. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

11. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: “All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.”

12. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

13. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

14. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project’s Qualified Green Building Professional Designer/Architect and property owner.

15. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

16. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer’s specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

17. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

18. Off-haul Excavated Soil

The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1 to 12 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

20. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

21. Landscaping Installation

All front yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

22. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

23. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).



NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood’s special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address _____

Scope of Project: Addition or Remodel _____ **or New Home** _____

Age of existing home if this project is to be an addition or remodel? _____

Is the existing house listed on the City’s Historic Resources Inventory? _____

Address: _____

Date: _____

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: _____ square feet

Lot dimensions: Length _____ feet

Width _____ feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? _____

What % of the front facing walls of the neighborhood homes are at the front setback _____ %

Existing front setback for house on left _____ ft./on right _____ ft.

Do the front setbacks of adjacent houses line up? _____

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face ____

Garage facing front recessed from front of house face ____

Garage in back yard ____

Garage facing the side ____

Number of 1-car garages __; 2-car garages __; 3-car garages __

Address: _____

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story _____

Two-story _____

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? _____

Are there mostly hip ____, gable style ____, or other style ____ roofs*?

Do the roof forms appear simple _____ or complex _____?

Do the houses share generally the same eave height _____?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

__ wood shingle __ stucco __ board & batten __ clapboard
__ tile __ stone __ brick __ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

If no consistency then explain: _____

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? __ Ranch __ Shingle __ Tudor __ Mediterranean/Spanish
__ Contemporary __ Colonial __ Bungalow __ Other

Address: _____

Date: _____

8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? _____

What is the direction of your slope? (relative to the street)

Is your slope higher _____ lower _____ same _____ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

How visible are your house and other houses from the street or back neighbor's property?

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

10. Width of Street:

What is the width of the roadway paving on your street in feet? _____

Is there a parking area on the street or in the shoulder area? _____

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

Address: _____

Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO

- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO

- C. Do the lots in your neighborhood appear to be the same size?
 YES NO

- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO

- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO

- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)
 YES NO

- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO

- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: _____

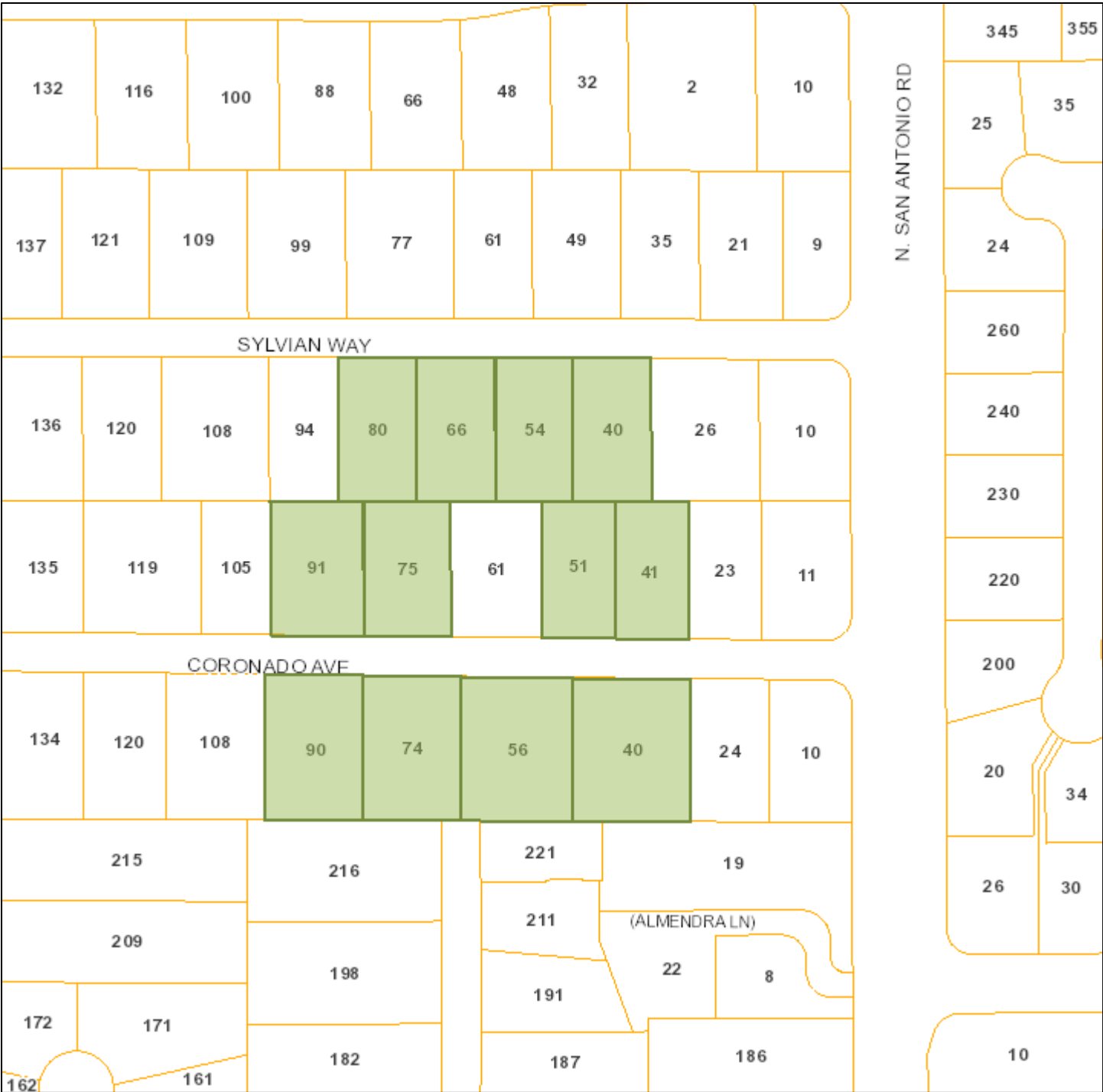
Date: _____

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

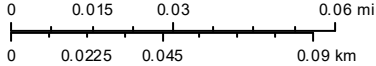
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)

Notification Map



Print Date: May 13, 2021

12,257



- 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.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

61 CORONADO AVE.

ATTACHMENT C



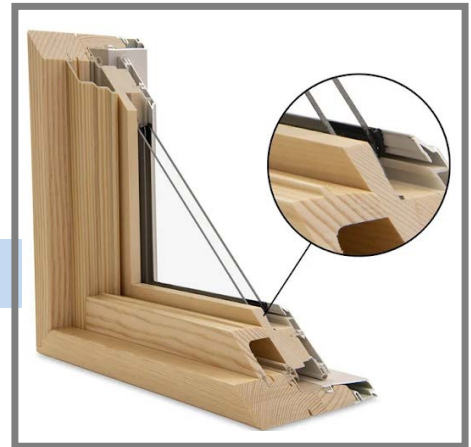
ROOFING
40 YO COMP



GUTTERS
COPPER OGEE
PROFILE
W/ ROUND
DOWNSPOUTS



EXTERIOR WALLS
NUCEDAR SIDING 18"
6-7" EXPOSURE
WORLDLY GREY



WINDOWS
DUAL GLAZED
ALUMINUM
CLAD WOOD / MARVIN
2X2 DIVIDED LIGHT



WINDOW TRIM
2X3 KILN DRIED
PAINTED WHITE

2X3 HEADER AT TOP



ATTACHMENT D

Annie & Gaurav Sud
annie.sud.3@gmail.com

April 28, 2021

Dear Neighbor,

We recently purchased the property on 61 Coronado Ave. Our names are Gaurav and Annie Sud and we have three girls, Sarina (8), Leela (6) and Aniya (3.5). We are applying to the City of Los Altos to build a new home at 61 Coronado and are undergoing Design Review. We have designed the house to comply with all city and state guidelines and are not requesting any variances, however as part of the Design Review process we have been asked to reach out to you. We have included a copy of the 3-D rendering with this letter (please note that the rendering does not depict the trees or hedges on the front, sides and rear of the property, all of which will remain). We have worked very diligently with Walter Chapman of Chapman Designs to design a house that complements the neighborhood. The City Planner in charge of reviewing our design plans is Sean Gallegos. Please feel free to reach out to him directly at sgallegos@losaltosca.gov or to us at annie.sud.3@gmail.com if you have any concerns regarding the neighborhood compatibility of this design.

Best Regards,

Annie and Gaurav Sud