



DATE: November 3, 2021

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: SC21-0026 – 120 Coronado Avenue

RECOMMENDATION:

Approve design review application SC21-0026 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,553 square feet at the first story and 1,400 square feet at the second story with a 2,413 square-foot basement. The project includes an 800 square-foot detached accessory dwelling unit, which is not part of the design review application. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 12,037 square feet
MATERIALS: Standing seam metal roof, cement board and vertical siding, aluminum clad wood windows, and wood trim.

	Existing	Proposed	Allowed/Required
COVERAGE:	3,000 square feet	3,014 square feet	3,611 square feet
FLOOR AREA:			
First floor	3,000 square feet	2,553 square feet	
Second floor	-	1,400 square feet	
Total	3,00 square feet	3,953 square feet	3,954 square feet
SETBACKS:			
Front	40.97 feet	25 feet	25 feet
Rear	53.8 feet	57.5 feet	25 feet
Right side (1 st /2 nd)	19.5 feet/-	10 feet/23.25 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	6.1 feet /-	10 feet/23.25 feet	10 feet/17.5 feet
HEIGHT:	19 feet	26.98 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 primarily one-story with two two-story houses at 119 Coronado Avenue and 258 Cherry Avenue. The exterior materials commonly used include stucco and board and batten siding and wood trim accents. Roof forms are mostly intermediately pitched gable and hipped roofs with composition shingles. 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 house's overall proposed architecture is changing from a ranch styled one-story house to a modern farmhouse architectural style consisting of a mix of hipped and gabled moderately pitched roof forms. The proposed building includes modern farmhouse materials such as board and batten siding and aluminum frame windows. The roof, like many modern farmhouse designs in Los Altos, proposes a standing seam metal roof that is compatible with the existing neighborhood roofing materials due to the high-quality nature of the material. While there are no modern farmhouse style houses in the immediate vicinity, the architecture uses board and batten siding to help soften the transition of architectural styles by utilizing a vertical siding material seen elsewhere in the neighborhood context. The project's material includes standing seam metal roof, cement board and vertical siding, aluminum clad wood windows, and wood trim board, and the material board is included on Sheet A12.

The elevations are composed of hipped roofs that wrap around the front, rear and sides of the house, which, combined with the 4.5:12 pitch, helps minimize the bulk of the second story on the sides. The front contains two accent gables that protrude from the second story roof form. The rear elevation includes an expansive first story glass doors and windows opening onto a covered porch space that includes columns and roof forms. The overall forms of the house are simplistic, with the exception of covered porch spaces. The project does a good job of integrating the hipped and gable roof forms and projecting entry porch with shed roof elements from the neighborhood while still establishing its own design integrity.

The project is designed eclectically in a way to be compatible with the area, with such elements as a horizontally oriented first and second story to mimic the massing of the immediate neighborhood context of lower scale houses. The design incorporates board and batten siding, which is considered a rustic material, to help minimize the bulk of the more contemporary design.

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. Along the front (north) elevation, the basic massing of the structure is a stacked first story with the second story symmetrically over the first story with a single-story garage element projecting forward along the right side of the house. The project is designed with ten-foot tall first story plate heights and nine-foot tall second story wall plate heights.

The proposed ten-foot tall first floor wall is not consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. Staff attempted to work with the applicant to reduce the plate height and soften the first-story height walls, but the applicant did not sufficiently revise the design to mitigate the bulk of the structure, and the plate heights of the house remain unchanged. The design contrasts with the immediate neighborhood context, which has simple massing, and lower and consistent plate heights. The proposed ten-foot first-floor plate heights have created a vertical and bulky emphasis inconsistent with the low scale and massing of adjacent residences. While the applicant has indicated the wall heights are similar to the immediate neighborhood context due to the depth of the eave reducing the perceived wall heights, staff disagrees that the eave depths are sufficient to reduce the overall perception of bulk from the taller plate heights.

The nine-foot tall second floor wall plate height is concealed within the roof, which minimizes the perception of bulk. The project design for the second story is sensitive to the scale of the neighborhood and incorporates similar massing found within the neighborhood context. The second story is designed to be compatible with the lower scale of the neighborhood.

In order to approve this design, the Design Review Commission must make the required design review findings (pg. 5) as outlined in Chapter 14.76 of the Municipal Code. However, based on the excessive bulk and mass of the first floor wall plates, and the lack of compatibility with the surrounding neighborhood, staff cannot recommend approval based on the following findings without further revisions to the design:

- The orientation of the proposed new house in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass; and
- 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

The Residential Design Guidelines include mitigation measures that can help reduce the perception of bulk, which includes changing the size of the house, reducing second story plate heights, avoiding designing from the inside-out, eliminating two-story tall walls, increasing setbacks, and providing large trees or other landscape materials for screening. The goal is to soften the differences between the new construction and the existing houses in the neighborhood structurally, with landscaping used as secondary mitigation to soften bulk and mass. In Consistent Character Neighborhoods a project should be designed to fit in and reflect the scale of the neighborhood. To meet the Design Findings, staff recommends that the Design Review Commission approve the project with the Condition No. 3 as provided below:

- In order to minimize bulk, scale and promote an appropriate relationship to the adjacent house, the project plans shall be revised to reduce the first-floor plate height from ten feet to nine feet six inches.

ALTERNATIVES

Overall, as discussed above and outlined in the required design review findings staff is recommending approval of this project with Condition No. 3. However, should the Commission vote to continue the project. The Commission should continue the project with specific direction to modify the design of the house in order to comply with the design review guidelines and required design review findings.

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 right (west) side of the second story, there are three windows: one large-sized window in stairwell with an eight-foot, ten-inch sill height, one small-sized window in a walk-in closet with a four-foot, six-inch sill height, and one medium-sized window in the master bathroom with a four-foot, six-inch sill height. As designed, the windowsill heights and the potential views are obscured by evergreen screening shrubs, and the windows do not create unreasonable privacy impacts.

On the left (east) side of the second story, there are three windows: two medium-sized windows in the master bedroom with sill heights of four feet, six inches, and one small-sized window in a bedroom with a four-foot, six-inch sill height. 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 a two-panel sliding door: one large-sized window in the master bathroom with a three-foot sill height, one large-sized window in master bedroom with a three-foot sill height, and one two panel sliding door in the master bedroom. The project also includes a balcony on the rear elevation off the master bedroom sliding door. The balcony is ten feet, eight inches wide and four feet deep, and primarily faces the left side and rear yard. The balcony size does comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is considered passive in nature due to its depth. Due to the balcony having a second story setback of 31.5 feet to the left side property line, 42.7 feet from the right side property line and 65.1 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 left side property line will further contribute to reasonable degree of privacy for adjacent properties. 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 applicant is requesting to remove six of the eleven trees with this design review application. The trees to be retained include a coast redwood (No. 1) in the front yard, and a coast redwood (No. 6) in the rear yard. The applicant proposes to remove six trees, which includes: a cedar tree (No. 2) due to being a poor form, a cedar tree (No. 3) due to poor form and its proximity to the utility wires, a cedar tree (No. 4) due to being codominant with poor form, a coast redwood (No. 6) due to decay within the trunk tree, which results in poor health, a coast redwood tree (No. 7) due to a dead lateral, a citrus tree (No. 9). A previous tree removal permit was issued for the cedar deodara and canary island palm by another planner on May 12, 2021, due to disease.

In order to evaluate a tree removal, the applicant is required to provide evidence to document at least one of the following situations exist:

1. The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.
2. The necessity to remove the tree for economic or other enjoyment of the property.
3. The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters.
4. The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values and any established standards of the area.
5. The number of healthy trees the property is able to support according to good forestry practices.
6. The approximate age of the tree compared with average life span for that species.

Consistent with the tree removal criteria, staff recommends the removal of the deodar cedar (No.3) due to its poor form and proximity to the utility lines, and the removal of the coast redwood tree (No. 6) due to the tree having significant decay in its trunk and in poor health, and the cedar deodar tree (No. 9) due to the structure’s poor form contributing to a high risk of limb failure.

Staff does not recommend the removal of the deodar cedar trees (Nos. 2 and 4) due to the trees being in fair health. While the arborist has indicated the trees have poor form due to multiple leaders or the tree leaning, the arborist report has not found these issues would contribute to structural instability or potential disease. Furthermore, the arborist report did not substantiate any other basis under the tree removal criteria. Staff requests the retention of tree Nos. 2 and 4.

The coast redwood tree (No. 7) is partially located on a neighboring property, and the applicant may not request permission to remove a neighbor’s tree without their permission. Therefore, staff recommends denial of the removal of tree No. 7. At time of building permit submittal, Condition No. 3 allows the Community Development Director to consider a tree removal permit from the applicant and neighbor for the removal of Tree No. 7.

A complete list of the on-site trees and immediately adjacent trees on adjacent properties is provided on Sheet A-1 and Attachment C, and an arborist report is provided on Sheet A2.1. The arborist report indicates

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
Right and Rear	Pittsporum 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.

Development and Design Standards for Accessory Dwelling Units

The project includes an accessory dwelling unit permit application for a new 800 square-foot detached ADU, which is not part of the design review application. Once the Design Review Commission provides a recommendation for the new two-story house, the accessory dwelling unit will be reviewed administratively by the Community Development Director.

For informational purposes, staff has provided the following information related to the accessory dwelling unit.

Section 14.14.021 of the Municipal Code outlines the standards for accessory dwelling units. These standards include meeting all current development regulations of the single-family residential accessory dwelling units (ADU). An ADU separate entrance may be provided from the unit to the exterior of the residence, and an interior connection is permitted to the main living area. The second unit is required to provide one uncovered parking space in addition to the parking spaces required for the main house, unless exempt under Section 14.14.050(i)1-6).

The unit complies with the maximum floor area permitted for an ADU, it is below the maximum permitted 16-foot height, complies with the four-foot setback standard, no portion of the detached ADU extends above the accessory dwelling unit daylight plane standard, and the project complies with ADU parking requirements by providing one uncovered on-site parking spaces. The accessory dwelling unit's architectural features, window styles, roof slopes, exterior materials, colors, appearance, and design is compatible with the proposed two-story single-family dwelling.

Prior to the issuance of the building permit for the ADU, Section 14.14.040 of the Zoning Code requires the owner must record a deed restriction stating that the ADU may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary dwelling.

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 Garland Way. The Notification Map is included in Attachment C. The applicant has provided an outreach letter, and it is provided as Attachment C A document from the applicant regarding outreach is included in Attachment D. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment F.

Public Correspondence

Staff received one letter from a resident who raised fence, photovoltaic and tree preservation concerns. Their letter is attached as Attachment D.

Conflict of Interest

Commission members are subject to all aspects of the Political Reform Act. Commission members must not make, participate in making, or attempt to influence in any manner a governmental decision which he/she knows, or should know, may have a material effect on a financial interest. No Commissioner has a principal residence is located within 500 feet of the project site.

Cc: Benjamin Jamison, Property Owners
Salar Safei, Applicant and Designer

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Notification Maps
- C. Arborist Report
- D. Outreach Letter
- E. Public Correspondence

FINDINGS

SC21-0026 – 120 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 – 120 Coronado Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on November 3, 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 September 28, 2021, except as may be modified by these conditions.

3. In order to minimize bulk, scale and promote an appropriate relationship to the adjacent house, the project plans shall be revised to reduce the first-floor plate height from ten feet to nine feet six inches.

4. Protected Trees

Trees Nos. 1, 2, 4, 5 and 7, and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 3, 6 and 9 shall be removed as part of this design review permit

5. Tree Removal Approved

Trees Nos. 3, 6 and 9 shown to be removed on plan Sheet A2.2 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

6. 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.

7. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

8. 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.

9. 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.

10. 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

11. Conditions of Approval

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

12. 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.

13. 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."

19. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1, 2, 4, 6 and 7 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.

21. 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

22. 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.

23. Landscaping Installation and Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package

24. 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.

25. 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).

ATTACHMENT A

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov



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 120 Coronado Ave, Los Altos, CA 94022
Scope of Project: Addition or Remodel _____ **or New Home** NEW HOME
Age of existing home if this project is to be an addition or remodel? 1938
Is the existing house listed on the City's Historic Resources Inventory? NO

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: 12037 square feetLot dimensions: Length 141.75 feetWidth 84.92 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? NEW CONSTRUCTIONWhat % of the front facing walls of the neighborhood homes are at the front setback 85 %Existing front setback for house on left 25 ft./on right 25 ft.Do the front setbacks of adjacent houses line up? YES**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 11Garage facing front recessed from front of house face 3Garage in back yard 0Garage facing the side 2Number of 1-car garages 1; 2-car garages 13; 3-car garages 0

Address: 120 Coronado Ave, Los Altos, CA 94022

Date: 05.26.2021

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 85%

Two-story 15%

5. Roof heights and shapes:

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

Are there mostly hip 50%, gable style 50%, or other style - roofs*?

Do the roof forms appear simple yes or complex _____?

Do the houses share generally the same eave height yes?

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?

ASPHALT SHINGLES

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

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

Does your property have a noticeable slope? NO

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

Slight slope towards the street

Is your slope higher _____ lower _____ same YES 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.)?

No prevailing particular styles of landscaping is present

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

Quite visible.

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)?

NO

10. Width of Street:

What is the width of the roadway paving on your street in feet? 20

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

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? no curb

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.:

Roofing material, style of homes, gable roofing and architectural elements

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: 120 Coronado Ave, Los Altos, CA 94022

Date: 05.26.2021

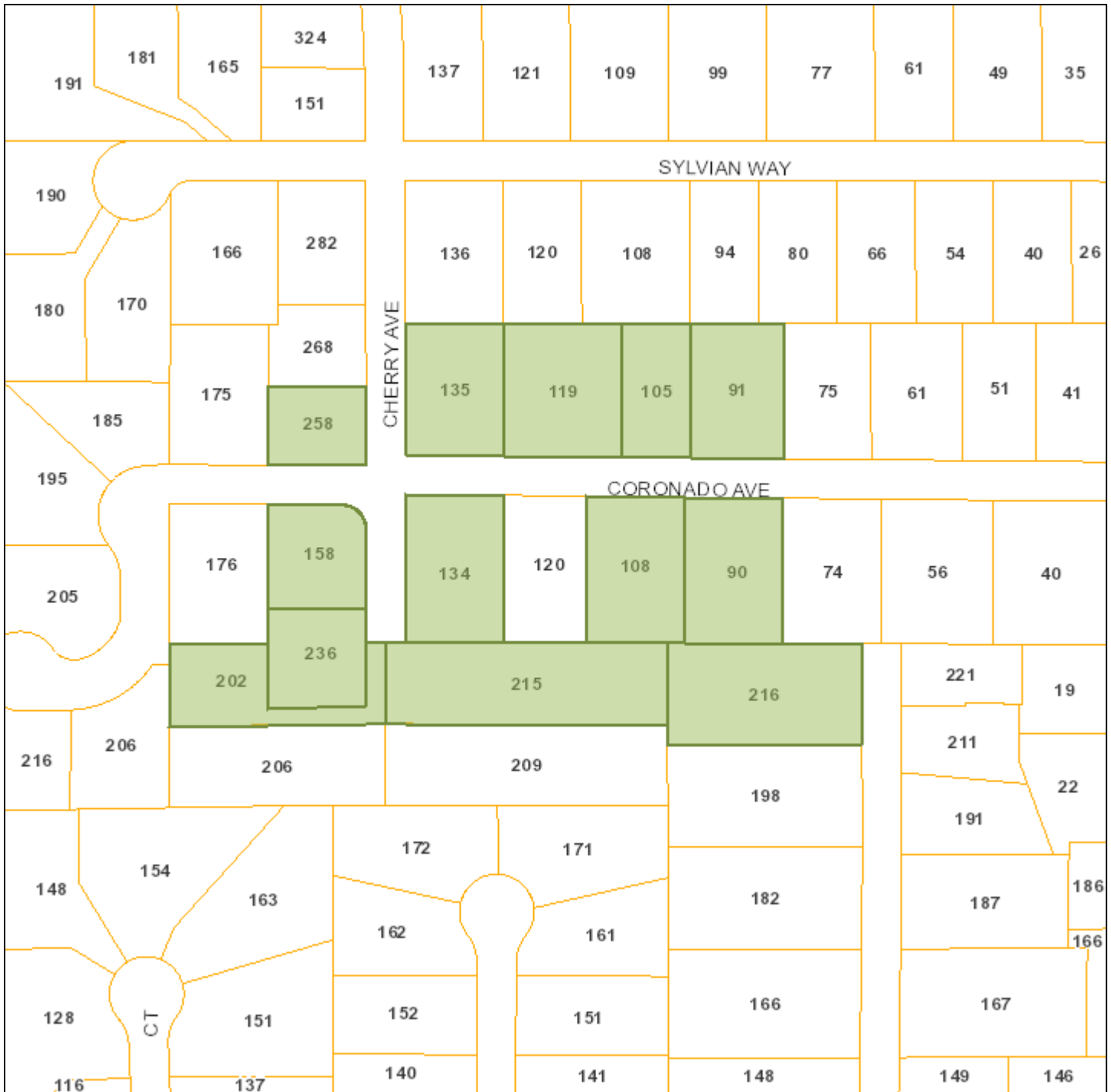
Summary Table

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)
134 CORONADO AVE.	25	20	FRONT	1 STORY	18'	STUCCO	SIMPLE
258 CHERRY AVE.	25	15	FRONT	2 STORY	25'	STUCCO	SIMPLE
135 CORONADO AVE.	25	20	FRONT	1 STORY	19'	STUCCO	SIMPLE
119 CORONADO AVE.	25	56	FRONT	2 STORY	27	STUCCO	COMPLEX
108 CORONADO AVE.	25	45	FRONT	1 STORY	18	STUCO	SIMPLE
90 CORONADO AVE.	30	35	FRONT	1 STORY	18	STUCCO	SIMPLE
105 CORONADO AVE.	25	20	FRONT	1 STORY	20	STUCCO	SIMPLE
91 CORONADO AVE.	30	35	FRONT	1 STORY	19	STUCCO	SIMPLE
215 CHERRY AVE.	40	150	REAR	1 STORY	19	STUCCO/ SIDING	SIMPLE

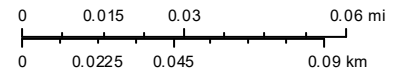
ATTACHMENT B








Notification Map



Print Date: July 15, 2021

1:2,257



-  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

ATTACHMENT C

Kleinheinz Arborist Services LLC

Certified Arborist WE-7720A

821 Vista Lane, Ione, CA 94010 | 650-759-1081 | codykleinheinz@yahoo.com

July 3, 2021
Jerry Kwok
120 Coronado Ave
Los Altos Ca 94022

Site Address: 120 Coronado Ave Los Altos Ca 94022

Dear Mr. Kwok,

As requested, a pre-construction arborist report of my findings on various trees located at 120 Sequioa has been compiled. The following information is site-specific and written for reporting purposes accordingly.

Tree ratings and condition will follow this scale:

1 - 29 Very Poor
30 - 49 Poor
50 - 60 Fair
70 - 89 Good
90 - 100 Excellent

<u>Tree#</u>	<u>Species</u>	<u>DBH</u>	<u>HT/SP (ft.)</u>	<u>COND</u>	<u>Notes</u>
1	Coast Redwood	45"	90/50	65	recommend tree be protected
2	Cedar Deodora	25"	70/40	50	recommend removal
3	Cedar Deodora	33"	60/30	50	recommend removal
4.	Cedar Deodora	24"	70/35	50	recommend removal
5	Coast Redwood	22"	60/30	55.	Tree to remain
6	Coast Redwood	18"	80/50	55	
7	Coast Redwood	14"		10	recommend removal
8	California Pepper				recommend tree be protected
9	Cedar Deodora	47"	65/70	45	removal (Approved)
10	Canary Island Pine	31"	90/40	50	removal (Approved)
11	Citrus tree.	4"	8'/8'	50	Protect or remove

12 Coast Redwood 18" 50/30 60 No protection needed

Tree number one located in the front yard left side is a Coastal Redwood (**Sequoia sempervirens**). This tree stands approximately 90 feet in height and has a DBH of approximately 45 inches. This tree appears to be in fair health, tree does have a slight lean toward the street but then is corrected. Canopy of the tree does extend over the street and electrical wires also into the neighboring yard.

Suggestions: this tree should be protected throughout the duration of construction as listed in tree protection plan below.

Tree number two located in front yard is a Cedar Deodora (**Cedrus deodora**). This tree stands approximately 70 feet in height and has a DBH of approximately 25 inches. This tree appears to be in fair health. Tree is codominant at about 35 feet up by multiple leads then again an upper canopy creating poor form throughout the canopy of the tree. This tree appears to have recent limb failure in the upper canopy above wires where codominant tops are located. This tree appears to have been turned back heavily over the years from wires creating very poor form for the tree.

Suggestions: I do feel given a very poor form on this tree and being located over high-voltage wires and recent limb failure this tree is a hazard and should be removed prior to any construction. This tree will eventually cause significant damage to electrical lines causing outages for a very long period of time and will cause severe damage to house of tops fail.

Tree number three is a Cedar Deodora (**Cedrus deodora**) located in front yard to the right of tree number two. This tree stands approximately 60 feet in height and has a DBH of approximately 33 inches. This tree appears to be in fair health but has very poor form. This tree is codominant at about 20 feet up by multiple leads with very poor branch connection and laterals are located over high-voltage electrical wires. It does appear as though numerous limbs have been cut off overtime over wires but leaving the tree top-heavy in foliage. The canopy of this tree extends over the existing house and all the way out over electrical wires and to about the center of street.

Suggestions: I do feel given the very poor form on this tree and location being over high-voltage electrical wires this tree is a high risk for failure. If any of these limbs were to fall on electrical wires it would cause severe outage and significant damage. This tree should be removed prior to any construction.

Tree number four located in the front yard on the left side is a Cedar Deodora (**Cedrus deodora**). This tree stands about 70 feet in height and has a DBH of approximately 24 inches. Tree appears to be in fair health but does have poor form. Tree has a lean towards the existing

house and neighboring property. This tree is codominant at about 30 feet up by multiple leads with poor form.

Suggestions: if this tree is to remain, the tree should be protected throughout the duration of construction as listed in tree protection plan below. I do feel that this tree should be removed with its poor form and lean is a high candidate for removal. If either of the tops were to fail where form is poor, it would cause significant damage to either neighboring property or property of 120 Coronado.

Tree number five located in the backyard left side along the fence just beyond the existing house is a Coastal Redwood (**Sequoia sempervirens**). This tree stands approximately 60 feet in height and has a DBH of approximately 22 inches. This tree appears to be in fair health with fair form. The base of this tree is located approximately 3 feet from the existing fence. The canopy of this tree extends into the neighbors yard and some limbs are touching neighbors roof.

Suggestions: I feel once trees 9&10 are removed further in the backyard which are approved to be removed this tree will become an edge tree and will have lots of failure. This tree as is gets bigger will only be more problematic for both properties and will cause great damage. I feel this tree should be removed and a new species planted in a more suitable location, not over neighbors' houses and not in close proximity to fences. If this tree is to remain proper protection measures should be taken as listed in tree protection plan below throughout the duration of construction.

Tree number six is a Coastal Redwood (**Sequoia sempervirens**) located in the backyard on the left side. This tree stands approximately 50 feet in height and has a DBH of approximately 18 inches. This tree appears to be in poor health and has very poor form. This tree has a very large cavity that extends from about 5 feet up to about 12 feet up with heavy decay present.

Suggestions: I feel due to the very poor form of this tree and large cavity that this tree will be more prone to failure and should be removed prior to any construction. A new species could be planted in a more suitable location.

Tree number seven located in the backyard along the left side fence is a Coastal Redwood (**Sequoia sempervirens**). This tree is on neighboring property but has one lateral that extends through the fence, the DBH on this lateral is about 14 inches. This lateral appears to be completely dead along with the neighboring lateral on redwood.

Suggestions: I feel the lateral coming through the fence should be removed prior to any construction and the other lateral should be removed because it is completely dead as well. The second lateral is on neighbors property so removal would be determined by the neighbor but should be removed.

Note: there are some other smaller trees and shrubs located in the backyard but none are of significant size therefore do not require any tree protection plan. There are two large trees

located in the back of the property which have been approved to be removed, a pine tree and a cedar. When these trees are removed I do feel there will be some wind impact on redwoods number five and six therefore removal of trees 5,6 would be of higher importance.

Tree number eight located in the backyard left corner of the property is a California Pepper (*Schinus molle*). This tree is located in the neighbors property and is codominant at about 10 feet up by three leads with very poor form. The canopy of this tree does extend over property however I do not see this tree being impacted by construction therefore a tree protection plan I do not feel should be required.

Tree number 9 located in backyard is a Cedar Deodora (*Cedrus deodora*). This tree stands approximately 65 feet in height and has a DBH of approximately 47 inches. This tree is codominant about 12 feet up then again at 14 feet up. Tree has codominant tops throughout the canopy of the tree, all with signs of included bark present. About 12 feet up first lateral extends towards home and garage and is codominant at about 25 feet up and then again at about 30 feet up with signs of included bark present. This lateral has very poor form throughout this whole lateral, with long heavy limbs. Does appear as though this part of the tree was significantly headed back or topped, creating very poor form and making failure of limbs more of a high risk. The central lead also appears to have been top as well at around 30 feet creating very poor form, also making this area high risk for limb failure. This tree is located over a structure, fences and into neighboring yards. This tree is in fair health with very poor form overall.

Suggestion: I do feel this tree has significantly overgrown its area and with its very poor form throughout the canopy of the tree this tree should be removed. If any of these laterals were to fail it would cause significant damage not only to the house or structure and would also significantly damage the neighbor's house and any occupants.

Number 10 located just next to tree number one is the Canary Island Pine (*Pinus canariensis*). This tree stands approximately 90 feet in height as a DBH of approximately 31". This tree has a slight lean towards the back of the property, garage and neighboring properties. It appears this lean was caused by the cedar tree being the more dominant tree and suppressing this tree at a younger age, causing it to grow with this form. This tree is heavily one-sided in foliage due to being suppressed by cedar tree. This tree has codominant tops and this species is well known for limb failure. This tree is in full exposure to prevailing winds making tops and limbs more prone to failure. This tree appears to be in fair health with poor form. There are lots of large heavy pine cones throughout the canopy.

Suggestions: once tree number one is removed this tree will then become more of an edge tree. This tree is already one-sided in foliage and has poor form at tops, therefore will become more prone to failure. I feel this tree should be removed with tree number one.

Tree number 11 is located in the backyard this is a small citrus tree that is not a significant size it is under 6 inches.

Suggestions: this tree can either be protected or removed prior to construction.

Tree number 12 located in the front right side yard or neighbors property is a Coastal Redwood (*Sequoia sempervirens*). This tree appears to be in fair health and have fair form.

Suggestions: this tree is not located within the vicinity of construction therefore I do not feel needs and tree protection.

Suggestions: Tree Protection Plan:

Tree Protection Zones

Tree protection zone should be installed and maintained throughout the entire length of the project. Prior to the commencement of any development project, metal stakes with orange barrier fencing shall be installed at about the drip line (where possible) of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling are prohibited within the tree protection zones. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones.

Inspections

The site Arborist will install or contractor should install before the start of construction. The City of Los Altos usually requires a letter stating the fencing is in place before any permits are to be granted. The onsite Arborist must inspect the site anytime excavation work is to take place within 10 times the diameter of a protected tree on site. It is the contractor's responsibility to contact the site Arborist if excavation work is to take place within 10 times the diameter of the protected trees on site. Contact information: Cody Kleinheinz at 650-759-1081.

Root Pruning and Grading

If, for any reason roots are to be cut, they shall be monitored and documented. Large roots over 2 inches diameter or large masses of roots to be cut must be inspected by the site Arborist. The site Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut

clean with a saw or a lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. This site Arborist must first give consent if roots over 2 inches in diameter are to be cut.

Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of 6 inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the drip line of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Sincerely X

Cody Kleinheinz

Certified Arborist/TRAQ Qualified

WE-7720A

650-759-1081



Cody J. Kleinheinz
WE-7720A

ATTACHMENT D

Jerry Kwok
jkwokrealtor@gmail.com

August 17, 2021

Dear Neighbor,

My name is Jerry Kwok. On behalf of the owner of property located at 120 Coronado Ave, I am writing to notify you that we are currently applying to the City of Los Altos to build a new house at 120 Coronado Ave. This project is undergoing Design Review stage with the city Planning Division, and we are required by the city to reach out to you in regards to this coming new construction. We are working very hard with our architect Safae Design Group following all city's design guidelines. The proposed design is called modern farmhouse. This style has become more and more popular in Los Altos and close-by areas in recent years. This type of design tries to bring appropriate modern architectural aesthetics while keep neighborhood compatibility. I have enclosed a 3-D rendering of the proposed design for your reference. The city planner for this project is Mr. Sean Gallegos. His phone number is 650-947-2641, and his email is sgallegos@losaltosca.gov. You can either contact Mr. Sean Gallegos directly or contact me should you have any questions or concerns in regard to this new construction. Thank you for your attention!

Best regards,

Jerry Kwok



Safaei Design Group
 www.safaeidesign.com
 t: +1 (415) 96 SALAR



1 3D View 1

Revision No. _____ Date _____

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Safaei Design Group and may not be issued or reproduced in any manner without our express written consent.

SIGNATURES

Job Title
 120 CORONADO

Job Address
 120 Coronado Ave, Los Altos, CA 94022

Date
 07.16.2021

Issued For
 PLANNING

Job No.
 1

Drawn By: _____ Checked By: _____
 Author _____ Checker _____

Scale _____

Sheet Title
COVERSHEET

Sheet No.

A0

PROJECT NARRATIVE

CITY OF LOS ALTOS IS ONE OF MOST ARCHITECTURALLY DIVERSE CITIES IN THE BAY AREA. AT 120 CORONADO, THIS PROPOSED PROJECT IS LOCATED AMONGST A SUBTLE FABRIC OF CRAFTSMAN, MODERN, TRADITIONAL, AND SOME COLONIAL STYLE HOMES. PROPOSED HERE IS ONE OF THE MOST SOUGHT AFTER STYLES OF ARCHITECTURE CONSISTENT WITH THE NEIGHBORHOOD FABRIC OF THE FINE CITY OF LOS ALTOS. MODERN FARMHOUSE ARCHITECTURE IS ONE OF THE MOST POPULAR AND TIMELESS STYLES OF ARCHITECTURE DESIGNED TO UPLIFT THE NEIGHBORHOOD AND ADD A MUCH NEEDED UP GRADE TO THIS PROJECT SITE. PROPOSED PROJECT AT 120 CORONADO IS A TWO-STORY SINGLE FAMILY RESIDENCE WITH A DETACHED ADU AND A TWO CAR GARAGE HIGHLIGHTED WITH THE MOST HIGH END MATERIALS SUCH AS ALUMINUM CLAD WOOD WINDOWS WITH GRIDS EMPHASIZING THE MODERN FARMHOUSE STYLE. EXTERIOR OF THE HOME SHALL BE EQUIPPED WITH CEMENT BOARD AND/OR HARDYBACKER PANELS TOPPED WITH VERTICAL WOOD SIDING AND ROOFING MATERIAL SHALL BE BEST AND HIGHEST QUALITY AND PERFORMANCE MATERIAL, STANDING SEAM METAL.

Dear Neighbor
75 Coronado Ave
Los Altos, CA 94022

Dear Neighbor
90 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor
91 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor
119 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor
105 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor
134 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor
135 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor
158 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor
215 Cherry Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor
236 Cherry Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor

Jerry Kwok
PO Box 466
Cupertino, CA 95015



Dear Neighbor
268 Cherry Ave
Los Altos, CA 94022

ATTACHMENT E

Sean Gallegos

Subject: FW: 120 Coronado Ave. Design Review Input

-----Original Message-----

From: steve katz

Sent: Monday, October 25, 2021 2:58 PM

To: Sean Gallegos <sgallegos@losaltosca.gov>

Cc: Steve Katz; Ellen Katz

Subject: 120 Coronado Ave. Design Review Input

Hello Sean,

We live at 134 Coronado Ave., adjacent to 120 Coronado on the northwest (Cherry Street) side. In reviewing the plans on line, we have several priorities that we would like the Design Review Commission to consider.

1. We have resided at 134 Coronado for 36 years. Since both of the original houses were built in 1938 and 1941, the detached garages at 120 and 134 that are offset (see street aerial view) have provided a wall of privacy for both properties. The new development eliminates the existing detached garage at 120 Coronado. The garage wall is attached to the redwood fences separating both properties and it is the barrier that prevents any access into our back yard and pool area. At the time of demolition, it's imperative for safety and privacy that the garage be replaced with a permanent "good neighbor" fence consistent with the existing fence.

2. It is difficult for us to see how the daylight plane will impact the solar system on our garage roof or our patio and pool area. We'd like the commission to ensure that the daylight plane meets requirements and doesn't impact sunlight access for our solar system.

3. We would like the commission to review the landscape plan and to preserve as many of the old growth existing trees as possible.

Please share this with the Design Review Commission prior to the meeting scheduled for Nov. 3.

Thank you,

Steve & Ellen Katz