



DATE: January 5, 2022

AGENDA ITEM # 3

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

Design Review Commission Action

At their meeting on November 3, 2021, the Design Review Commission considered the proposed project. Following input from the applicant and public comments, the Commission discussed the proposed project and voted unanimously (4-0), to continue the project with the following direction:

1. Reduce the plate height to eight feet at the second story and nine feet at the first story;
2. Revise the window fenestration to reduce muntins and simplify to be more consistent with a modern farmhouse;
3. Simplify the rooflines in terms of roof pitch;
4. Change the front entry roof to be consistent with adjacent rooflines;
5. Preserve trees Nos. 2 and 4 in the front yard;
6. Arborist to make recommendations of implication of excavation to tree No. 1 at the rear yard grading and how it will affect screening;
7. Make a condition of approval for a written agreement to split costs of the fence, preserve the health of the vegetation, and other issues;
8. The landscape and garage structure will be impacted by grade changes and the same issue for the neighbor to the rear;
9. Move the house back from the 25-foot setback to be more consistent with adjacent properties, preferably 35 feet as a good mitigation along Coronado Avenue; and
10. Bring the plans for 108 Coronado Avenue forward to see how it relates to this house and review both projects at the same time.

The November 3, 2021 Design Review Commission agenda report and meeting minutes are attached for reference (Attachments A and B).

DISCUSSION

Design Review

In response to the Commission's direction, the applicant revised the project design as follows.

1. In response to the Commission's direction to reduce the plate height to eight feet at the second story and nine feet at the first story, the applicant reduced the plate height to 8.5 feet at the second story and 9.5 feet at the first story.
2. In response to the Commission's direction to revise the window fenestration to reduce muntins and simplify to be more consistent with a modern farmhouse, the applicant has revised the proposal to minimize the window muntins to a single decorative muntin for windows along the front elevation. In addition, the applicant has removed the muntins from the side and rear elevations of the new house.
3. In response to the Commission's direction to simplify the rooflines in terms of roof pitch, the applicant revised the plans to maintain a consistent roof pitch throughout the design. Furthermore, the applicant has eliminated two dormers along the front, right side and rear elevations.
4. In response to Commission's direction to change the front entry roof to be consistent with adjacent rooflines, the applicant revised the front porch from a shed roof to a hipped roof to be consistent with the primary roof forms on the house.

5. In response to the Commission's direction to preserve trees Nos. 2 and 4 in the front yard, the applicant has proposed to retain tree No. 2. However, the applicant has proposed to remove tree No. 4 due to the arborist finding the redwood tree has a very poor structure with codominant stems. A letter from the arborist is provided on Sheet A2.1 and as attachment E.
6. In response to the Commission's direction for the arborist to make recommendations of implication of excavation to tree No. 1 at the rear yard grading and how it will affect screening, the applicant has provided a letter from an arborist that found that the house excavation will be a sufficient distance from the root flare of the trees to prevent impacts to the trees.
7. In response to the Commission's direction for a condition of approval for a written agreement to split costs of the fence, preserve the health of the vegetation, and other issues, the applicant and the neighbor signed the attached agreement (Attachment F).
8. In response to the Commission's direction that the landscape and garage structure will be impacted by grade changes and the same issue for the neighbor to the rear, the applicant has revised the grading and drainage plan to minimize grade changes and it will be in keeping with the general appearance of neighboring developed areas.
9. In response to the Commission's direction to move the house back from the 25-foot setback to be more consistent with adjacent properties, preferably 35 feet as a good mitigation along Coronado Avenue, the applicant did not modify the front setback to the house. The applicant's explanation for not modifying the house front setback is provided in the applicant's response letter (Attachment D).
10. The Commission directed the applicant to bring the plans for 108 Coronado Avenue forward to see how it relates to this house and review both projects at the same time. The applicant has withdrawn the application for 108 Coronado Avenue; therefore, there is no application to bring forward to the Design Review Commission.

Based on discussions by the Design Review Commission and comments from staff, the applicant also made the following revisions to the plans:

1. The site plan (Sheet A2) shows the location of the pool equipment enclosure, and its placement is consistent with Chapter 14.06.120 (Swimming Pools) of the Zoning Code.
2. The site plan (Sheet A2) shows the swimming pool with a setback of five feet from the edge of coping to the property line, and its setback is consistent with Chapter 14.06.120 (Swimming Pools) of the Zoning Code.
3. The site plan (Sheet A2) shows a new six-foot solid fence with two feet of lattice along the side and rear property lines.

For reference, and to better understand the design revisions, the original plans that were reviewed by the Commission on November 3, 2021 are included as Attachment C.

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 the DRC Agenda Report for November 3, 2021. The applicant has provided an outreach letter, and it is provided as Attachment C in the DRC Agenda Report for November 3, 2021. The applicant also posted the public notice sign (24” x 36”) in conformance with the Planning Division posting requirements, as shown in Attachment G.

Public Correspondence

Staff received no correspondence from neighbors.

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

Attachments:

- A. Design Review Commission Minutes, November 3, 2021
- B. Design Review Commission Agenda Report, November 3, 2021
- C. Design Review Commission Project Plans, November 3, 2021
- D. Applicant Response Letter
- E. Arborist Report
- F. Fence Agreement Letter
- G. Pictures of Notice of Development Proposal

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 new house complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed new house, 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 new house 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 new house 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 January 5, 2024, 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 December 22, 2021, except as may be modified by these conditions.

3. Protected Trees

Trees Nos. 1, 2, 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

4. Tree Removal Approved

Trees Nos. 3, 4, 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.

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. 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.

7. 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.

8. 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.

9. Indemnity and Hold Harmless

Design Review Commission
SC21-0026 – 120 Coronado Avenue
January 5, 2022

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

10. Conditions of Approval

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

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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

19. Tree Protection

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

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. 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

23. 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.

24. 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).