

RESOLUTION NO. 2017-06

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
APPROVING A DESIGN REVIEW APPLICATION FOR A NEW CLUBHOUSE
AT AN EXISTING APARTMENT COMPLEX AT 2270 HOMESTEAD COURT**

WHEREAS, the City of Los Altos received a development application from William Hagman, The Hagman Group, for a new clubhouse at an existing apartment complex, which includes Design Review application 16-D-05, referred herein as the "Project"; and

WHEREAS, said project is exempt from environmental review as a replacement of an existing building in accordance with Section 15302 of the California Environmental Quality Act of 1970 as amended ("CEQA"); and

WHEREAS, the Design application was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the City Council held a duly noticed public meeting on the Project on January 10, 2017 at which all public comment was duly considered; and

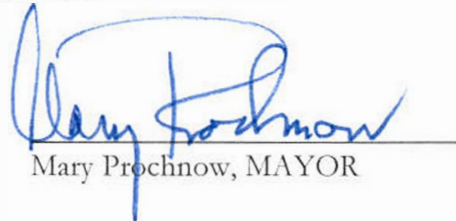
WHEREAS, the Planning and Transportation Commission held a duly noticed public hearing on the Project on November 17, 2016 at which all public comment was duly considered; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council's decision was made are located in the Office of City Clerk.

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

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 10th day of January, 2017 by the following vote:

AYES: BRUINS, LEE ENG, MORDO, PROCHNOW
NOES: PEPPER
ABSENT: NONE
ABSTAIN: NONE


Mary Prochnow, MAYOR

Attest:

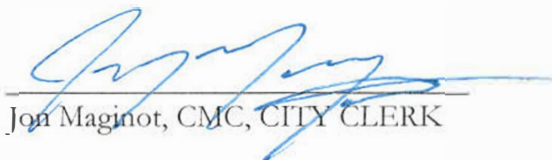

Jon Maginot, CMC, CITY CLERK

EXHIBIT A

FINDINGS

1. With regard to environmental review for a new clubhouse, the City Council finds that the project is categorically exempt from environmental review under Class 2 (replacement of an existing facility), Section 15302 of the California Environmental Quality Act (CEQA) Guidelines.
2. With regard to multiple-family design review, the City Council finds in accordance with Section 14.78.040 of the Municipal Code that:
 - a. The proposal meets the goals, policies and objectives of the general plan and any specific plan, design guidelines and ordinance design criteria adopted for the R3-1 (Multiple-Family) District or the area;
 - b. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design since it will be maintaining the approximate footprint and height of the existing building;
 - c. Building mass is articulated to relate to the human scale, both horizontally and vertically. Building elevations have variation and depth, and avoid large blank wall surfaces. This project incorporates elements that signal habitation, and has an identifiable entrance and provides architectural details that articulate the building facade;
 - d. Exterior materials and finishes convey quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. There is a mix of materials that compliments the existing apartment buildings with similar vertical and horizontal siding, and new materials such as stone veneer that provides the appearance of an appropriate foundation and that will differentiate the clubhouse from the existing buildings;
 - e. Landscaping is generous and inviting, and hardscape features are designed to complement the building and parking areas, and to be integrated with the building architecture and the surrounding streetscape. The landscaping plan is limited to the area around the building and maintains existing mature trees and provides landscaping adjacent to the building and walkways to compliment the architecture;
 - f. On site signage is minimal by design and complements the building architecture in terms of style, materials, colors and proportions;
 - g. Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material and detailing. All

mechanical equipment is contained within the roof structure not visible from the exterior; and

- h. Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing. The existing trash enclosures will be maintained on site in the current configuration.

CONDITIONS

GENERAL

1. **Approved Plans**

The project approval is based upon the plans received on December 8, 2016, except as modified by these conditions.

2. **Not used**

3. **Photovoltaic Panels**

Provide infrastructure for future rooftop photovoltaic panel system on the new clubhouse, minimum 500 square feet in area.

4. **Public Right-of-Way, General**

All work within the public right-of-way shall be done in accordance with plans to be approved by the City Engineer.

5. **Encroachment Permit**

The applicant shall obtain an encroachment permit, permit to open streets and/or excavation permit prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

6. **Public Utilities**

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

7. **Existing Sewer Lateral**

Applicant shall use the existing sewer lateral. No new sewer connection to the sewer main shall be permitted.

8. **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.

9. **Fire Sprinklers**

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

10. **Accessibility**

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

11. **Indemnity and Hold Harmless**

The property owner agrees to indemnify and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging the City's action with respect to the applicant's project.

12. Plan Changes

The Planning and Transportation Commission may approve minor changes to the development plans. Substantive project changes require a formal amendment of the application with review by the Planning and Transportation Commission and City Council.

PRIOR TO BUILDING PERMIT SUBMITTAL

13. Conditions of Approval

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

14. Right of Way Construction

The applicant shall submit detailed plans for any construction activities affecting the public right-of-way, including but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, to the City Engineer for review and approval. The applicant shall also submit on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by the City.

15. Green Building Standards

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

16. Landscape

The applicant shall provide a landscape and irrigation plan in conformance to the City's Water Efficient Landscape Regulations in accordance with Chapter 12.46 of the Municipal Code.

PRIOR TO ISSUANCE OF DEMOLITION AND/OR BUILDING PERMIT

17. Construction Management Plan

The applicant shall submit a construction management plan for review and approval by the Community Development Director. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to: prohibiting dirt hauling during peak traffic hours, excavation, traffic control, truck routing, pedestrian protection, appropriately designed fencing to limit project impacts and maintain traffic visibility as much as practical, material storage, earth retention and construction and employee vehicle parking.

18. Drainage System

The applicant shall provide a grading and drainage plan. Any new drainage system proposed shall be reviewed by the Engineering Division prior to building permit issuance.

19. Impervious Area

The applicant shall show the breakdown location or existing and proposed impervious areas (in square feet) and quantity of these areas in tabular form on reduced sized plans.

20. Stormwater Runoff

Provisions C.3.i of the Santa Clara Valley Urban Runoff Prevention Pollution Program (SCVURPPP) NPDES Permit requires projects that create and/or replace greater than or equal to 2,500 but less than 10,000 square feet of impervious surface area are required to install the following:

- a. Direct roof runoff into cisterns or rain barrels for reuse,
- b. Direct roof runoff onto vegetated areas,
- c. Direct runoff sidewalk, walkways, and/or patios onto vegetated areas,
- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas,
- e. Construct sidewalks, and/or patios with permeable surfaces.

PRIOR TO FINAL INSPECTION

21. Green Building Verification

The applicant shall submit verification that the structure was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

22. Landscaping Installation

All front yard, exterior side, interior side, and rear 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. Street Damage

The applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee.