

RESOLUTION NO. 2017-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS FOR AN
AMENDED DEVELOPMENT WAIVER FOR AN ELEVATOR TOWER
FOR A 21-UNIT, MULTIPLE-FAMILY PROJECT
AT 4880 EL CAMINO REAL

WHEREAS, the City of Los Altos received an application from LOLA, LLC to amend the development waiver previously granted by Resolution No. 2016-27 for their multiple-family residential condominium building, which includes Design, Use Permit and Subdivision applications 16-D-01, 16-UP-01 and 16-SD-01, referred herein as the "Project"; and

WHEREAS, the applicant LOLA, LLC seeks an amended development waiver under Government Code Section 65915 (e) to allow a rooftop elevator tower enclosure 16 feet eight inches above the structural roof deck, or 15.5 feet above the roof finish, where the Municipal Code limits such structures to a height of eight feet above the roof; and

WHEREAS, said Project is exempt from environmental review in accordance with Section 15332 of the California Environmental Quality Act of 1970 as amended; and

WHEREAS, the Planning and Transportation Commission City Council held duly noticed public meetings on the Project on July 20, 2017; and

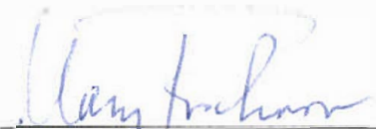
WHEREAS, the Design application was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

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

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the revised development waiver for the Project subject to the additional 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 24th day of October, 2017 by the following vote:

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



Mary Prochnow, MAYOR

Attest:



Jon Maginot, CMC, CITY CLERK

FINDINGS (REVISED)

16-D-01—4880 El Camino Real

1. With regard to environmental review, the City Council finds in accordance with Section 15332 of the California Environmental Quality Act Guidelines, that the following Categorical Exemption findings can be made:
 - A. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, including incentives to produce affordable housing;
 - B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; there is no record that the project site has value as habitat for endangered, rare or threatened species;
 - C. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the completed studies and staff analysis reflected in this report support this conclusion; and
 - D. The project has been reviewed and it is found that the site can be adequately served by all required utilities and public services.

2. With regard to commercial design review, the City Council makes the following findings in accordance with Section 14.78.040 of the Municipal Code:
 - A. The proposal meets the goals, policies and objectives of the General Plan within the El Camino Real corridor, and ordinance design criteria adopted for the specific district such as the stepped building massing and the landscape buffer at the rear;
 - 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; the project has a mixture of scales relating to the larger street and vehicles and the smaller pedestrian orientation;
 - C. Building mass is articulated to relate to the human scale, both horizontally and vertically as evidenced in the design of the projecting bay windows, overhangs and balconies. Building elevations have variation and depth and avoid large blank wall surfaces. Residential projects incorporate elements that signal habitation, such as identifiable entrances, overhangs, bays and balconies;
 - 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, and structural elements; and
 - E. Mechanical equipment is screened from public view by the building parapet and is designed to be consistent with the building architecture in form, material and detailing.

3. With regard to the requested development waiver amendment, the City Council makes the following finding:
 - A. The amended development waiver to allow the elevator tower at 16 feet eight inches above the structural roof deck, or 15.5 feet above the roof finish, is required to accommodate the rooftop deck amenity. The taller elevator cab and enclosure is commensurate with the taller ceilings in the project. Without the requested waiver, the City's rooftop development standard would "physically preclude" the development of the project amenity with the density bonus units.

CONDITIONS (REVISED)

16-D-01--4880 El Camino Real

GENERAL

1. Approved Plans

The project approval is based upon the plans received on April 17, 2017, except as modified by these conditions. Such plans shall provide the rooftop elevator enclosure no higher than 16 feet eight inches above the structural roof deck, or 15.5 feet above the roof finish.

2. Prior Conditions of Approval

All conditions of approval per Resolution No. 2016-27 shall remain in effect except as stated herein.