



ZONING ADMINISTRATOR AGENDA REPORT

TO: Nick Zornes, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC24-0008 – 1815 Granger Avenue

RECOMMENDATION

Approve Design Review application SC24-0008 for the construction of a new 861 square foot, second-story addition and reconfiguration of the first floor of an existing 2,625 square foot, single-story home. The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

BACKGROUND

Project Description

- Project Location: 1815 Granger Avenue, on the east side of Granger Avenue, between Eva Avenue and Sandalwood Lane
- Lot Size: 9,957 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of 65 square-foot, first-story living area and construction of 49 square-foot, first-story and 861 square-foot, second-story addition to an existing one-story house (see Attachment A – Project Plans). The existing house has a traditional Ranch architectural style with moderate-scale building forms, gable roofs, and simple details.

The subject property is rectangular in shape, measuring approximately 89 feet in width and 112 feet in length. The proposed addition will keep the existing house's footprint, driveway, and pedestrian and vehicular circulation. The design of the addition will maintain the elements of a ranch house, incorporating high-quality materials including metal roof, stucco exterior finish with vertical Hardie Board siding accent, and steel window frame with fiber cement trim.

There are 10 trees on the property, including five protected trees. One of the five protected trees is proposed for removal as part of the project.

ANALYSIS

The proposed home complies with the R1-10 district development standards found in LAMC Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE:	2,796 square feet	2,971 square feet	2,978 square feet
FLOOR AREA:			
First floor	2,639 square feet	2,623 square feet	
Second floor	---	861 square feet	
Total	2,639 square feet	3,484 square feet	3,485 square feet
SETBACKS:			
Front	29.20 feet	31.00 feet	25 feet
Rear	33.60 feet	33.60 feet	25 feet
Right side (1st/2nd)	10.90 feet/--- feet	10.90 feet/26.20 feet	10 feet/17.50 feet
Left side (1st/2nd)	15.90 feet/--- feet	15.90 feet/29.60 feet	10 feet/17.50 feet
HEIGHT:	17.25 feet	24.20 feet	27 feet

Pursuant to Chapter 14.76 of the LAMC, new two-story residences shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines. The surrounding neighborhood is considered a Diverse Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit similar front setback patterns, a combination of simple and complex roof forms, and distinctive massing. The horizontal eave lines typically range from approximately eight to nine feet and six inches in height at the first story and eight feet to nine feet at the second floor. Most of the homes in the neighborhood feature attached garages in the front yard facing the street.

The design of the second story addition will maintain the existing Ranch architectural style while introducing a more modern aesthetic. Modifications to the existing design composition include transitioning the roof design from gable to hipped, replacing the exterior finish from vertical wood siding to stucco, modifying the roof material from asphalt shingles to metal, and updating architectural accents from stone veneer to vertical Hardie Board siding. Additionally, window frames will be changed from wood to steel. Collectively, the design considerations and materials selections achieve a harmonious architectural composition within the neighborhood.

The massing of the proposed second-story addition is also compatible with the immediate neighborhood. Both the first and second story feature uniformed plate height of nine feet. All design considerations and alignments reflect a thoughtful approach to achieving a harmonious architectural composition within the neighborhood.

The subject site contains a total of 10 trees, including five protected trees. The project proposes to retain four protected trees while removing one protected Southern Magnolia tree in the front yard. According to the arborist report prepared by Robert Apolinar of San Jose Tree Service, this tree is in poor condition and deteriorating due to past improper pruning. All remaining protected trees will be maintained during construction. To mitigate the loss of the protected southern Magnolia proposed for removal, one new 24-inch, Quercus suber (Cork Oak) replacement trees is recommended by the arborist and incorporated into the proposed plans.

The proposed landscaping includes one new tree in the front yard and 10 evergreen screening bushes (California Wax Myrtle) along the side property lines, which will be integrated with the existing vegetation to remain. Additional ground cover and low shrubs will also be planted in the front yard, while the rear yard will largely remain unchanged. The landscaping plan is exempt from the Water Efficient Landscape Ordinance, which applies to new residences with new or expanded landscaping exceeding 2,500 square feet.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, preserves existing trees, and enhances landscaping to the extent possible.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) because it involves an addition to an existing single-family residence, and the addition will not exceed 10,000 square feet, the project is in an area where all services and facilities are available to allow for the maximum permissible development under the General Plan, and the project site is not located in an environmentally-sensitive area.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted a public notice sign on the property in conformance with the Planning Division posting requirements.

The applicant reached out to neighbors by providing hard copies of the project plans and details in the immediate area. No comments from the public have been received by staff as of the writing of this report.

Attachment:

- A. Project Plans

Cc: HyoJoon Ahn, Applicant and Designer
Freddy Llamas, Property Owner

FINDINGS

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With regard to the proposed two story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The project complies with all provisions of this chapter because the proposed residential addition is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed addition is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed residential addition maintains the same finished floor elevation and orientation on the lot as the existing house and complies with the allowable floor area, lot coverage, maximum height, and daylight plane requirement pursuant to Los Altos Municipal Code Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal. Grade changes shall be minimized because the addition will maintain the existing house's footprint and do not require substantial grading. There are 10 trees on the property, including five protected trees. One protected tree that is dying will be removed as part of the project and replaced with a minimum of one new replacement tree.
- D. The orientation of the proposed addition in relation to the immediate neighborhood will minimize excessive bulk because the proposed structure incorporates consistent architectural design features such as low to moderate scale, horizontal eave lines, and gable roof forms that integrate with the existing house and minimize excessive bulk.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to ensure the compatibility of the development with its design concept and the character of adjacent buildings. The proposed addition complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to Los Altos Municipal Code Chapter 14.06 and the design of the home incorporates consistent and compatible features including a metal roof, stucco exterior finish with vertical Hardie Board siding, and steel framed windows with fiber cement trim.
- 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 because the because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plans.

CONDITIONS OF APPROVAL

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PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on April 2, 2027 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on February 21, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
5. **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.
6. **Protected Trees:** Trees Nos. 1, 4, 9, & 10 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
7. **Tree Removal Approved:** Tree No. 3 shown to be removed on plan Sheet A-1.0 of the plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.
8. **Replacement Trees:** The applicant shall offset the loss of each protected/street tree with one replacement trees, for a total of one replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.

9. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 1, 4, 9, & 10. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. 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.
10. **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.
11. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also 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 prior to final inspection.
12. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

13. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
14. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
15. **Reach Codes:** Building permit applications submitted on or after January 1, 2023, shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 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.
16. **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. Payments shall be made directly to the school districts.

17. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
18. **Swimming Pools, Water Features, and Outdoor Kitchens:** The proposed pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.
19. **New Fireplaces:** Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
20. **Underground Utility and Fire Sprinkler Requirements:** New construction and 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.
21. **California Water Service Upgrades:** The applicant is 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.
22. **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.
23. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
24. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
25. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

26. **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.
27. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
28. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.
29. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
30. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
31. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.
32. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

FIRE DEPARTMENT

33. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department

all applicable construction permits.

34. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
35. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.
36. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two-family dwellings.
37. **Required Fire Flow:** The minimum required fire flow for this project is 500 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 500 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
38. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection system, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
39. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.