



DATE: March 1, 2023

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

SUBJECT: SC22-0035 – 825 Parma Way

RECOMMENDATION:

Approve design review application SC22-0035 subject to the findings and conditions

PROJECT DESCRIPTION

This item was continued from the February 1, 2023 Design Review Commission meeting.

This is a design review application for a new two-story house. The project includes 2,587 square feet on the first story and 1,448 square feet on the second story. The project also includes an 850 square-foot, attached Accessory Dwelling Unit (ADU); but it is not part of this design review application. This project should be categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	12,856 square feet
MATERIALS:	Composition shingle, stucco siding, fiberglass windows and front door, wood garage door & details

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,045 square feet	3,540 square feet	3,857 square feet
FLOOR AREA:			
First floor	3,045 square feet	2,587 square feet	
Second floor	650 square feet	1,448 square feet	
Total	3,695 square feet	4,035 square feet	4,036 square feet
SETBACKS:			
Front	16.5 feet	25 feet	25 feet
Rear	91.3 feet	63.5 feet	25 feet
Right side (1 st /2 nd)	10 feet/-	10 feet/22.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10.3 feet/-	10 feet/23.5 feet	10 feet/17.5 feet
HEIGHT:	24 feet	26.8 feet	27 feet

BACKGROUND

Design Review Commission Action

At their meeting on February 1, 2023, 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) with Commissioner Manteca absent, to continue the project with the following direction:

1. The second-floor master bedroom along the front elevation shall be revised to have a maximum plate height of nine feet, six inches;
2. The window trim along the front elevation shall be added to the windows along the side and rear elevations to make the windows more consistent;
3. Provide architectural details of the window;
4. Add evergreen screening on left (north) side of the property;
5. Make the centered gable of the porch more balanced (symmetrical) with the house; and
6. Add a City Street tree along the front yard to reduce the appearance of mass and bulk.

The February 1, 2023 Design Review Commission agenda report and meeting minutes are attached for reference (Attachments A and B).

DISCUSSION

Design Review

The applicant revised the project design as follows.

1. In response to the Commission's direction for the second-floor master bedroom plate height to be reduced to a maximum plate height of nine feet, six inches, the applicant lowered the plate height consistent with the Commission's direction.
2. In response to the Commission's direction for the window trim along the front elevation to be added to windows along the side and rear elevations, the applicant has complied with the Commission's direction and added the window trim to all elevations.
3. In response to the Commission's direction for the plans to include architectural details of the windows, the applicant complied with the Commission's direction by providing a window detail on Sheet A-8.2.
In response to the Commission's direction for the applicant to add evergreen screening on the left (north) side of the property, the applicant has not modified the landscape plan. Staff recommends condition No. 3, which requires the landscape plan (Sheet L3) be modified to fill-in the left (north) side property line with evergreen screening. The evergreen screening shall be a minimum size of 15 gallon.
4. In response to the Commission's direction to make the centered gable of the porch more balanced (symmetrical) with the house, the applicant did not modify the design of the front porch to respond to the Commission's Direction. However, the applicant

added a Crape Myrtle Street tree in front of the front porch to minimize the perception of asymmetry and bulk.

5. In response to the Commission's direction to add a street tree in the front yard to reduce the appearance of bulk and mass, the applicant responded by adding a street tree in the front yard.

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 new single-family dwelling in a residential zone.

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Parma Way, Harrington Avenue, Rosewood Court and Birchwood Court. The Notification Map is included in Attachment C.

Staff received no residents from residents regarding the current design review submittal.

Cc: Jenny Kang, Applicant
Hai-Ching Liao, Architect
Jay and Niyati Yagnik, Property Owners

Attachments

- A. Design Review Commission Minutes, February 1, 2023
- B. Design Review Commission Agenda Report, February 1, 2023
- C. Applicant Response Letter
- D. Design Review Commission Project Plans, March 1, 2023

FINDINGS

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With regard to 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 structure complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, 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 structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

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GENERAL

1. Expiration

The Design Review Approval will expire on March 1, 2025 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 February 15, 2023, except as may be modified by these conditions.

3. Landscape Plans

The landscape plan (Sheet L3) shall be modified to fill-in the left (north) side property line with evergreen screening. The evergreen screening shall be a minimum size of 15 gallon.

4. Protected Trees

Tree Nos. 1, 2, 5, 6, 7, 9, and 10 on Sheet L-1 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

5. 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.

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 over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

7. 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.

8. 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

9. Conditions of Approval

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

10. 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."

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. Outdoor Condensing Unit 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.

17. 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

18. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of the existing trees to be retained 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.

19. 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

20. 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.

21. 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.

22. 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).