



DATE: August 17, 2022
 AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steve Golden, Interim Planning Services Manager
SUBJECT: SC20-0018 1800 Alford Ave

RECOMMENDATION:

Approve design review application SC20-0018 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story residence. The project includes a 2,600 square foot first story and 802 square foot second story for a total floor area of 3,402 square feet. A 361 square foot attached accessory dwelling unit (ADU) at the first story is also proposed. This project should be considered 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, Medium Lot
ZONING: R1-10
PARCEL SIZE: 9,915 square feet
MATERIALS: Cement tile roof; stone veneer water table and columns; stucco exterior siding, wood trim, and aluminum clad wood windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,899 square feet	2,740 square feet	2,975 square feet
FLOOR AREA:	2,775 square feet	3,402 square feet	3,470 square feet
SETBACKS:			
Front	24.8 feet	25 feet	25 feet
Rear	28.9 feet	26.75 feet	25 feet
Right side(1 st /2 nd)	24.5 feet	16.3 feet/26.75 feet	16.3 feet/16.3 feet
Left side (1 st /2 nd)	11.3 feet	11.25 feet/27.5 feet	10 feet/17.5 feet
HEIGHT:	15 feet	25.75 feet	27 feet

BACKGROUND

First Public Meeting

On January 19, 2022, the Design Review Commission held a public meeting to consider the proposed project. City staff presented the project to the commission followed by a presentation and comments by the property owner and their designer. The Commission asked questions that were answered by the designer and the property owner, then discussed the proposed project and after deliberating, voted unanimously (5-0) to continue the project with direction to the applicant as follows:

- Change the garage door style to match the style of the residence;
- Modify/show the eave overhang on elevations to be consistent with rendering and floor plans; and
- Study the stairway at front elevation to make less pronounced, resulting in a more pronounced entry feature. One suggestion is to recess the stairway, remove the roof that currently divides the 1st/2nd story elements of the exterior vertical wall plane and lengthen the top window (i.e. move down). Suggestion also to add stone veneer at first story (could go up the full first story or same as existing wainscotting).

Meeting minutes from the January 19, 2022 Design Review Commission meeting are included as Attachment A and the agenda report is included as Attachment B.

DISCUSSION

Design Revisions

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

- The garage door style has been updated to match the style of the proposed windows;
- The eave overhangs at the garage have been modified to match the eaves for the rest of the structure; and
- The front façade has been modified by pulling the front porch slightly forward and modifying the exterior architectural features of the front facing stairway element.

The revised design has addressed all of the Commission's previous concerns and feedback to provide for enhanced architectural integration and be more consistent with the Residential Design Guidelines and Design Review Findings. The garage door style has been updated which based on the front elevation plan reads to have incorporated paneling and glazing to coordinate with the proposed front door. The depth of the eave overhang at the garage has been modified to match the rest of the structure and gable end eave return detail matches the same over the covered front porch entry. The covered front entry porch wall plane has been extended forward approximately ten inches in front of the stairway element wall plane. The wall plane separation gives the front entry a more distinct and prominent appearance. The stairway element wall plane has been modified by removing the first story roof element, replacing the two windows with one taller window, and providing stone wainscotting that extends approximately one-third of the wall height. Overall, the

modifications to the front façade break down the wall plane into smaller portions and reduces the vertical appearance of the stairway feature consistent with the Residential Design Guidelines.

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 one single-family residence on an existing lot in an R1-10 zoning district.

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity on Alford Ave, Morton Ave, and Landell Ct. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements

The applicant previously reached out to their surrounding neighbors to communicate their proposed design plans and address any concerns neighbors might have and was included in the January 19, 2022 agenda report. No further correspondences have been received by neighbors.

Cc: Cornelia Haber, Designer and Applicant
Anat and Ariel Faigon, Property Owner

Attachments:

- A. January 19, 2022 Meeting Minutes
- B. January 19, 2022 Agenda Report
- C. Applicant's Response Memo
- D. Revised Design Plans

FINDINGS

SC20-0018– 1800 Alford Avenue

With regard to the proposed two-story residence, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- a. The proposed residence complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new residence, 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 residence 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 residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC20-0018 – 1800 Alford Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on August 17, 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 August 9, 2022, except as may be modified by these conditions and as specified below:

- a) Update the proposed total lot coverage in the Zoning Compliance table on the cover sheet to 2,740sf for the increased front covered porch area (Area T in lot coverage diagram).
- b) All tree protection measures in the arborist report dated November 14, 2021 (Ann Northrup) shall be included in the building permit plans and shall be followed throughout the construction of the project.
- c) Any foundation system within 20 feet of Tree Nos 9 or 10 shall provide an alternative design (i.e. pier and beam on grade or similar) per the arborist report. The city of Los Altos may require the structural plans to be reviewed and approved by the project consulting arborist prior to issuance of the building permit.

3. 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.

4. Protected Trees

Trees No(s). 1-4, 9, 10 and 14-17 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. All tree protection construction measures

5. Tree Removal Approved

The trees shown to be removed on plan Sheet A1.1 (Tree Nos, 5-8, 11) 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 Development Services Director upon submitting written justification.

6. 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.

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

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

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. 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. Tree Protection Note

On the grading plan and/or the site plan, show all tree/landscape 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.”

14. Reach Codes

Building Permit Applications submitted on or after January 14, 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.

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. 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.

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.).

18. 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.

19. 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.

20. Kitchen Design

Pursuant to the definition of an ADU to provide provisions for cooking and Section 14.14.040 (n) of the Municipal Code, the design plans shall include a kitchen that includes habitable space used for preparation of food that contains at least a sink, a refrigerator of no less than ten (10) cubic feet, and either a permanent installed cooktop and an oven, or a range. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the ADU are also required.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

21. Tree Protection

Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. 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.

22. 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

23. 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.

24. 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.

25. 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).

26. Kitchen Installation

Installation of the kitchen that conforms to the approved design plans and meets the minimum standards per Section 14.14.040 (n) of the Municipal Code including a sink, a refrigerator of no less than ten (10) cubic feet, either a permanent installed cooktop and an oven, or a range and food preparation counter and storage cabinets.

27. Deed Restriction

Prior to final inspection from the Planning Division, the owner must record a deed restriction and provide a conforming copy stating that the accessory dwelling unit may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary residential structure. The Planning Division shall provide the deed restriction for recordation purposes upon receipt of a legal description of the property from the current grant deed.