



DATE: August 3, 2022
 AGENDA ITEM # 3

TO: Design Review Commission
FROM: Steve Golden, Interim Planning Services Manager
SUBJECT: SC21-0024 1260 Payne Dr

RECOMMENDATION:

Approve design review application SC21-0024 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for an addition to an existing one-story residence. This project includes adding 721 square feet to the first story and a new 987 square-foot second story. This project should be considered categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act since it involves the addition to an existing single-family residence in an area zoned for residential uses. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Medium Lot
ZONING: R1-10
PARCEL SIZE: 8,690 square feet
MATERIALS: Composite barrel roof tile; stucco exterior siding; wood trim; and vinyl windows

	Existing	Proposed	Allowed/Required
COVERAGE:	1,927 square feet	2,112 square feet	2,607 square feet
FLOOR AREA:	1,865 square feet	3,035 square feet	3,042 square feet
SETBACKS:			
Front	30.25 feet	25.25 feet	25 feet
Rear	81.6 feet	70.67 feet	25 feet
Right side(1 st /2 nd)	5.4 feet	5.4 feet/14.25 feet	5.25 feet/12.75 feet
Left side (1 st /2 nd)	9.9 feet	9.9 feet/14.25 feet	5.25 feet/12.75 feet
HEIGHT:	14.5 feet	23.25 feet	27 feet

BACKGROUND

First Public Meeting

On February 16, 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:

- Provide updated and consistent plans;
- Pull the front entry forward and widen the entry feature;
- Propose a roof material that is not monochromatic;
- Provide specific door (including garage) style, window style and materials (doesn't have to be specific brands); and
- Provide specific materials of all exterior architectural details.

Meeting minutes from the February 16, 2022 Design Review Commission meeting are included as Attachment A.

DISCUSSION

Design Revisions

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

- The design plans have been revised and updated to be consistent and coordinated;
- The front entry has been extended forward;
- The roof tile has been detailed with Brava composite roof tile (barrel shaped); and
- Other Exterior features and materials have been detailed or specified.

The revised design has addressed all of the Commission's previous concerns and feedback to improve the design, provide detailing, and be more consistent with the Residential Design Guidelines and Design Review Findings. The covered front entry porch has been extended forward to the extent the front setback allows and approximately 1.5 feet in front of the garage wall plane. The applicant specified a roof tile (shown on Sheet A1.10 Attachment C) which as shown and further viewed on the manufacturer's website has a pattern and is not monochromatic. Other exterior features have been detailed and shown on the elevation and architectural plans and/or material specifications have been included but not limited to: decorative shutters, terracotta gable vent tubes; tile trim on the front porch archway; and corbel details.

In addition to the items to address the Commission's direction, the applicant also revised the design to address consistency with the daylight plane requirements for a narrow lot as specified in the R1-10 zoning district (previously listed as a condition of approval). The daylight plane for a narrow lot was not shown properly on the design plans previously reviewed by the Commission. The

revised design has a slightly smaller second story with greater side yard setbacks to comply with the narrow lot daylight plane requirements.

Furthermore, as previously recommended by staff and included in the conditions of approval, the applicant added nine additional Bay laurel plants for landscape privacy screening along the left and right property lines in the rear yard area. This will reduce potential privacy impacts from views from the proposed second story.

The Crape myrtle in the front yard and three trees in the left side yard of different species types will be preserved, but the project proposes removal of eight other trees. An arborist report was provided with the previous agenda report (Attachment B) and shows that these trees are under 48 inches in circumference; therefore not considered significant trees and protected by city ordinance. The landscape plan proposes planting of seven new trees in the front and side yard areas to the rear of the residence. Most of the trees are more ornamental sizes at maturity. To be more conforming with the streetscape and characteristics of this neighborhood and to help buffer the residence as recommended by the Residential Design Guidelines, staff recommends planting at least one Category II sized tree in the front yard (Condition #2). The applicant increased the container size of one of the trees in the front yard, but the tree species would not be considered a Category II type tree.

Environmental Review

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves an addition to an existing single-family dwelling in a residential zone.

Public Notification and Correspondences

A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity on Payne Drive, Oakhurst Ave, and Eureka Avenue. 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 February 16, 2022 agenda report. No further correspondences have been received by neighbors.

Cc: Shweta Singh, OpenRemodel, Applicant
Bhargav Natarajan, Property Owner

Attachments:

- A. February 16, 2022 Meeting Minutes
- B. February 16, 2022 Agenda Report
- C. Revised Design Plans

FINDINGS

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With regard to the second story addition to an existing one-story house, 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

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GENERAL

1. Expiration

The Design Review Approval will expire on February 16, 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 July 21, 2022, except as may be modified by these conditions and as specified below:

- a. A Category II sized tree, minimum 15 gallon or 24 inch **box** shall be planted in the front yard (can replace one of the proposed trees). The existing Crape myrtle in the front yard shall be preserved.

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

The Crape myrtle in the front yard and three trees in the side yard shown on Sheet A1.1 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

5. 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.

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. 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.

11. 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."

12. 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.

13. 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.

14. Air Conditioner Sound Rating

The plans shall show the location of any new air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. The Applicant shall 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.

15. Storm Water Management

The Plans shall 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.).

16. 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.

17. Underground Utility Location

The Plans shall 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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. 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.

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).