



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 02/24/2021

ITEM NO: 2

DATE: February 19, 2020
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Demolition of an Existing Detached Garage and Construction of a New Single-Family Residence on Property Zoned R-1:8 Located at 14300 Lora Drive. APN 409-15-028. Architecture and Site Application S-20-019. Property Owner: Amrito Chaube. Applicant: Krislani Mulia. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Consider approval of a request for demolition of an existing detached garage and construction of a new single-family residence on property zoned R-1:8 located at 14300 Lora Drive.

PROJECT DATA:

General Plan Designation: Low-Density Residential
Zoning Designation: R-1:8 (Residential, 8,000 square foot minimum)
Applicable Plans & Standards: General Plan; Residential Design Guidelines
Parcel Size: 19,853 square feet (0.46 acres)
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential and Medium Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
West	Residential	Low Density Residential	R-1:8

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

PREPARED BY: JOCELYN SHOOPMAN
Associate Planner

Reviewed by: Planning Manager and Community Development Director

FINDINGS:

- As required, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located on the northeast side of Lora Drive (Exhibit 1). The subject property is approximately 0.46 acres (19,853 square feet) and developed with a 1,187-square foot single-family residence and a 406-square foot detached garage. The immediate neighborhood contains one-story and two-story single-family and multi-family residential buildings. This Architecture and Site application has been referred to the Planning Commission because the residence would be the largest in terms of square footage within the immediate neighborhood.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is approximately 19,853 square feet, located on the northeast side of Lora Drive. The immediate neighborhood contains one-story and two-story single-family and multi-family residential buildings.

PROJECT DESCRIPTION (continued):

B. Project Summary

The applicant is proposing demolition of the existing detached garage and construction of a new two-story residence with a detached garage.

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The proposed residence is in compliance with the allowable floor area, height, setbacks, lot coverage, and on-site parking requirements for the property.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes demolition of the existing 406-square foot detached garage and construction of a new 4,342-square foot two-story residence with a 986-square foot detached garage (Exhibit 11). The proposed residence would be sited in the rear of the property, utilizing the area behind the existing residence. The maximum height of the proposed residence is 29 feet, nine inches, where a maximum of 30 feet is allowed.

The proposed project materials include smooth stucco, stone veneer, a concrete tile roof, wood windows, wood garage doors with glass inserts, and stained wood corbels. A color and materials board is included on pages 11 and 12 of the development plans (Exhibit 11). The applicant has provided a Project Description/Letter of Justification summarizing the project (Exhibit 4).

The development plans indicate that the existing floor area of the 1,187-square foot single-family residence located at the front of the property is proposed to be converted to a future Accessory Dwelling Unit (ADU) (Exhibit 10). The ADU is not a part of the Architecture and Site approval and would require a future submittal for a separate ministerial permit for review and approval by the Community Development Director. The conversion of existing floor area for a new ADU on the property would be subject to the requirements contained in Section 29.10.320 of the Town Code. Project information, including the proposed square footage of the home, is not inclusive of the future conversion of existing floor area for a new ADU.

B. Building Design

The applicant proposes construction of a new two-story residence with a detached garage. The proposed residence would utilize the rear portion of the site for the new residence.

DISCUSSION (continued):

The proposed detached garage would be located on the north side of the property, approximately 12 feet from the residence.

The Town's Consulting Architect reviewed the proposed residence and noted that the parcel is a deep lot in an established neighborhood (Exhibit 5). The Consulting

Architect discussed several issues related to the architectural integrity of the home, two-story walls, window materials, and balcony elements. The Consulting Architect provided two approaches to revising the project and made recommendations to address the consistency of the project with the Residential Design Guidelines. The applicant responded to the Consulting Architect's second approach and submitted revised development plans to address each of the recommendations as follows (Exhibit 6):

1. Recommendation: Simplify the front façade form to allow a building envelope more typical of the formal Mediterranean style.

The revised design removed the irregular front profile to align the walls, removed complex first floor roof forms, and enlarged the front porch to be more consistent with the Mediterranean style.

2. Recommendation: Select windows with substantial sash and wood or cast stone trim widths to match traditional windows appropriate to the style.

The window sash and trim width has been increased between one and three inches to match the Mediterranean style.

3. Recommendation: Provide cast stone projecting trim below second floor windows on all four sides of the house.

Projecting trim added below all second-floor windows on all elevations to provide a visual relief for two-story walls.

4. Recommendation: Use arched window forms on all front elevation first floor windows and doors.

All first-floor windows on the front elevation have been modified with arched forms.

5. Recommendation: Add exposed rafter tails at the roof eaves.

Second floor exposed rafter tails have been added to all elevations.

DISCUSSION (continued):

6. Recommendation: Eliminate the rear elevation bay window.

The bay window on the rear elevation has been removed and replaced with a new window consistent in shape to the other windows.

7. Recommendation: Revise the design and supports for the rear second floor balcony to better relate it to the overall house design.

A first-floor roof was removed and replaced with corbel supports to match the Mediterranean style.

8. Recommendation: Revise side elevation to match front and rear elevations.

The window shapes and materials on the side elevations were revised to be consistent with the front and rear elevations.

9. Recommendation: Add additional architectural detail appropriate to the architectural style.

A Spanish concrete tile roof and Mediterranean style outdoor light fixtures are proposed to add to the architectural details of the home.

10. Recommendation: Add buffer landscaping in the side and rear setbacks.

Four, 24-inch box Magnolia trees are proposed along the rear property line, four, 24-inch box Evergreen trees are proposed along the left side property line, and two, 24-inch Evergreen trees are proposed along the right side property line.

C. Neighborhood Compatibility

The subject property is 19,853 square feet and the maximum allowable floor area for the subject property is 4,590 square feet. The table below reflects the current conditions of the residences in the immediate area and the proposed project.

DISCUSSION (continued):

FAR Comparison - Neighborhood Analysis								
Address	Zoning	Residential SF	Garage SF	Total SF	Lot Area SF	Residential FAR	No. of Stories	Use
17525 Wedgewood	R-1:8	3,749	581	4,330	12,870	0.29	2	SFR
14928 Lora Drive	R-1:8	1,926	1,152	3,078	19,532	0.10	1	SFR
14274 Lora Drive	R-1:8	1,242	451	1,693	15,200	0.08	1	SFR
14270 Lora Drive	R-1:8	1,926	560	2,486	10,414	0.18	1	SFR
14225 Lora Drive	R-1:8	N/A	N/A	N/A	242,193	N/A	2	MF/APT
14245 Lora Drive	R-1:8	N/A	N/A	N/A	52,707	N/A	2	MF/APT
14301 Lora Drive	R-1:8	1,553	551	2,104	7,254	0.21	1	SFR
17571 Wedgewood	R-1:8	1,880	440	2,320	10,100	0.19	1	SFR
14300 Lora Drive (E)	R-1:8	1,187	406	1,548	19,853	0.06	1	SFR
14300 Lora Drive (P)	R-1:8	4,342	986	5,328	19,853	0.22	2	SFR
SFR – Single-family residence MF/APT – Multi-family residence/condominium residential building								

Based on Town and County records, the single-family residences in the immediate neighborhood range in size from 1,242 square feet to 3,749 square feet. The floor area ratios (FARs) range from 0.10 to 0.29. The proposed residence would be 4,342-square feet with a 986-square foot detached garage. The proposed project would be the largest residence in terms of square footage.

D. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist who identified two on-site protected trees and four off-site protected trees on neighboring properties within the project area (Exhibit 7). The project proposes to retain the two on-site protected trees. The Consulting Arborist evaluated the impacts of the project and provided recommendations for preservation of the trees to remain (Exhibit 7.) If the project is approved, all required tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Arborist recommendations for tree protection have been included in the Conditions of Approval to mitigate impacts to protected trees (Exhibit 3).

E. Neighbor Outreach

The applicant has submitted a letter documenting their efforts to speak with their neighbors regarding their proposal (Exhibit 8).

CEQA DETERMINATION:

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

PUBLIC COMMENTS:

Story poles and project signage were installed on the site in anticipation of the February 24, 2021 Planning Commission hearing. Public comments received by 11:00 a.m., Friday, February 19, 2021, are included as Exhibit 9. The applicant has submitted a letter in response to the public comment received by the adjacent neighbor (Exhibit 10).

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing detached garage and construction of a new single-family residence with a detached garage. The project was reviewed by the Town's Consulting Architect who provided recommendations for the project which the applicant responded to and revised the plans in response. The project is in compliance with the Residential Design Guidelines and consistent with the Zoning and General Plan Land Use designation for the property.

B. Recommendation

Based on the analysis above, staff recommends approval of the Architecture and Site application subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
2. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
4. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
5. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
6. Approve Architecture and Site Application S-20-019 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.

CONCLUSION (continued):

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification
5. Consulting Architect's Report, dated September 8, 2020
6. Applicant's Response to the Consulting Architect's Report, dated September 30, 2020
7. Consulting Arborist's Report, dated September 25, 2020
8. Applicant's Neighborhood Outreach, dated August 19, 2020
9. Public Comments received by 11:00 a.m., Friday, February 19, 2021
10. Applicant's Response to Public Comments, dated February 18, 2021
11. Development Plans, received February 1, 2021