



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/09/2019

ITEM NO: 3

DATE: JANUARY 2, 2019

TO: PLANNING COMMISSION

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ARCHITECTURE AND SITE APPLICATION S-17-024. PROJECT LOCATION: 236 LAS MIRADAS DRIVE. PROPERTY OWNER/APPLICANT: YUJUN WANG AND JIA LIU. REQUESTING APPROVAL FOR CONSTRUCTION OF A NEW SECOND-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE ON PROPERTY ZONED R-1:8. APN 424-24-020.

DEEMED COMPLETE: NOVEMBER 29, 2018
FINAL DATE TO TAKE ACTION: MAY 29, 2018

RECOMMENDATION:

Approval, subject to the recommended conditions of approval.

PROJECT DATA:

General Plan Designation: Low Density Residential

Zoning Designation: R-1:8 – Single-Family Residential, 8,000-square foot lot minimum

Applicable Plans & Standards: General Plan; Residential Design Guidelines

Parcel Size: 6,386 square feet

Surrounding Area:

| | Existing Land Use | General Plan | Zoning |
|-------|-------------------|-------------------------|--------|
| North | Residential | Low Density Residential | R-1:8 |
| South | Residential | Low Density Residential | R-1:8 |
| East | Residential | Low Density Residential | R-1:8 |
| West | Open Space | Open Space | R-1:8 |

PREPARED BY: SEAN MULLIN, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301(e): Existing Facilities, which includes additions to existing structures.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301(e): Existing Facilities.
- As required by the Residential Design Guidelines that the project complies with the Residential Design Guidelines.

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 project site is located on the west side of Las Miradas Drive near the intersection with El Cajon Way (Exhibit 1). The 6,386-square foot lot is currently developed with a one-story, 1,495-square foot single-family residence with a 381-square foot attached garage.

The project is being forwarded to the Planning Commission because the project proposes a new second story in a primarily single-story neighborhood and would be the largest in terms of FAR and square footage within the immediate neighborhood.

PROJECT DESCRIPTION:

A. Architecture and Site Application

The applicant is proposing to construct a new second-story addition to an existing single-family residence. Specifically, the project would consist of a 665 square-foot second-story addition to the existing 1,495-square foot single-story residence. The proposed second-story addition would have a maximum height of 20-feet six-inches, matching the height of the adjacent single-story residence to the north (Exhibit 11, Sheet A6). The project

PROJECT DESCRIPTION (continued):

proposes horizontal cementitious lap siding, aluminum clad wood windows, wood trim, and a composition roof with front façade eaves at the first-floor level.

Story poles have been placed on the site to aid in the review of the project. The poles and netting were certified by a licensed surveyor on November 8, 2018.

B. Location and Surrounding Neighborhood

The project site is located on the west side of Las Miradas Drive near the intersection with El Cajon Way (Exhibit 1). Properties in the immediate neighborhood are developed with one-story single-family residences; although several two-story residences can be found within the surrounding neighborhood (Exhibit 6).

C. Zoning Compliance

The zoning permits a single-family residence. The proposed project complies with the R-1:8 FAR, height, structure coverage limitations, and setback requirements.

DISCUSSION:

A. Floor Area

Based on Town and County records, the residences in the immediate neighborhood range in size from 1,148 square feet to 1,837 square feet. The house FARs range from 0.15 to 0.29. The proposed residence would be 2,160 square feet with a FAR of 0.34. Pursuant to Town Code, the maximum allowable square footage for the 6,386 square-foot lot is 2,164 square feet with a maximum allowable FAR of 0.34. The immediate neighborhood analysis provided in the table below reflects the current conditions.

DISCUSSION (continued):

| Address | Zoning | House SF | Garage SF | Total SF | Site SF | House FAR | Stories |
|----------------------------|--------------|--------------|------------|--------------|--------------|-------------|----------|
| 223 Las Miradas | R-1:8 | 1,256 | 428 | 1,684 | 6,072 | 0.21 | 1 |
| 227 Las Miradas | R-1:8 | 1,501 | 428 | 1,929 | 6,716 | 0.22 | 1 |
| 228 Las Miradas | R-1:8 | 1,826 | 428 | 2,254 | 6,386 | 0.29 | 1 |
| 230 El Cajon Way | R-1:8 | 1,148 | 428 | 1,576 | 7,700 | 0.15 | 1 |
| 232 Las Miradas | R-1:8 | 1,837 | 610 | 2,447 | 6,386 | 0.29 | 1 |
| 240 Las Miradas | R-1:8 | 1,480 | 428 | 1,908 | 6,180 | 0.24 | 1 |
| 244 Las Miradas | R-1:8 | 1,503 | 428 | 1,931 | 6,386 | 0.24 | 1 |
| 245 Las Miradas | R-1:8 | 1,148 | 428 | 1,576 | 7,820 | 0.15 | 1 |
| 249 Las Miradas | R-1:8 | 1,148 | 428 | 1,576 | 6,072 | 0.19 | 1 |
| 236 Las Miradas (E) | R-1:8 | 1,495 | 381 | 1,876 | 6,386 | 0.23 | 1 |
| 236 Las Miradas (P) | R-1:8 | 2,160 | 381 | 2,541 | 6,386 | 0.34 | 2 |

The Residential Design Guidelines (Guidelines) specify that residential development shall be similar in size, bulk, and scale to the immediate neighborhood. The Guidelines also specify that consideration will be given to the existing FARs, residential square footages, and lot sizes in the immediate neighborhood. The proposed residence would be the largest home in the immediate neighborhood in terms of square footage and FAR.

B. Architectural Considerations

The original project design was forwarded to the Town's architectural consultant to provide recommendations related to architecture and neighborhood compatibility. The consultant considered potential measures to better adapt the original project design to the immediate neighborhood of one-story Ranch style homes. The consultant's first report recommended several changes in order to better integrate the home with its immediate neighborhood.

The applicant submitted a revised project design with changes responding to the concerns of the architectural consultant, including relocating the second floor further back to reduce the building mass at the street. The revised project design was forwarded to the architectural consultant who provided a final report (Exhibit 7) stating that the applicant had addressed most of the issues and recommendations identified in the first report.

DISCUSSION (continued):

In the final report, the consultant discussed the changes made in the revised project design and provided recommendations to further adapt the proposed home to the immediate neighborhood:

Front Elevation Recommendations

- Consider retaining the second-floor mass in its previous original location rather than moving it to the rear. The distance that the second floor would be moved would not materially change the earlier two-story mass issue which was identified, and the overall design would be less unified.
- Provide a single plane for the first-floor roof to intersect with the garage roof.
- Correct the head and sill lines of the bay window.

Rear Elevation Recommendations

- Provide first-floor roof overhangs to match the side elevations.
- The applicant did not change the roof form over the first floor Family Room to a hip roof rather than the existing gable form. However, the applicant provided an explanation and a request to retain the existing gable roof (Exhibit 8). I found the request reasonable, and I would have no recommendation for changes to that roof.

Left Side Elevation Recommendations

- Consider leaving the second-floor location as proposed in the original design.

The applicant revised the project design responding to the issues identified by the architectural consultant by incorporating all recommendations into the current project design (Exhibit 11), including leaving the second-floor location as proposed in the original project design.

C. Second-story Addition

The project is being considered by the Planning Commission because the project proposes a new second story in a primarily single-story neighborhood and would be the largest in terms of FAR and square footage within the immediate neighborhood. The applicant has provided a letter of justification for the project summarizing their need for the addition, location of other two-story residences in the area, and the height of the addition relative to the immediate neighborhood (Exhibit 5). The applicant also provided a summary of their neighbor outreach, which is included as Exhibit 9.

In response to recommendations provided by the Town's architectural consultant (Exhibit 7), the applicant submitted a revised project design with changes to further adapt the proposed home to the immediate neighborhood. The revised project includes changes

made to ensure that the addition will be consistent with the style of the existing residence and those in the immediate neighborhood. Additionally, the revised project responds to the scale of the immediate neighborhood through incorporation of the recommendations of the consultant and by limiting the height of the addition to 20-feet six-inches, matching the height of the adjacent single-story residence to the north.

D. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301(e): Existing Facilities, which includes additions to existing structures in a residential zone.

PUBLIC COMMENTS:

The applicant has provided a summary of their neighbor outreach, included as Exhibit 9. Written notice of the public hearing for the project was sent to property owners and tenants within 300 feet of the subject property on December 21, 2018. No public comments have been received as of the writing of this report.

CONCLUSION:

A. Summary

The proposed project would allow the applicant to construct a new second-story addition to an existing single-family residence. As proposed, the project would create a 2,160-square foot residence with a 381-square foot garage. The project is being considered by the Planning Commission because the project proposes a new second story in a primarily single-story neighborhood and would be the largest in terms of FAR and square footage within the immediate neighborhood.

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. Find that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);
2. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);

CONCLUSION (continued):

3. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
4. Approve Architecture and Site Application S-17-024 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.

C. Alternatives

Alternatively, the Commission can:

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

EXHIBITS:

1. Location map (one page)
2. Required Findings and Considerations (one page)
3. Recommended Conditions of Approval (eight pages)
4. Project Data Sheet (one page)
5. Letter of Justification for second story addition (one page)
6. Summary of Stories in Greater Neighborhood (one page)
7. Final Architectural Consultant Report dated December 19, 2018 (seven pages)
8. Letter of Justification for retaining rear gable-end roof (one page)
9. Summary of neighbor outreach by applicant (14 page)
10. Proposed materials
11. Development Plans received July 9, 2018

Distribution:

Yujun Wang and Jia Liu, 236 Las Miradas Drive, Los Gatos, CA 95032

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