



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: SEPTEMBER 8, 2020
TO: DESIGN COMMISSION
FROM: DAVID M. REYES, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
SUBJECT: CONTINUED CALL FOR REVIEW: CONSOLIDATED DESIGN REVIEW
272 BELLEVUE DRIVE (NEW CONSTRUCTION OF A SEVEN-UNIT
RESIDENTIAL DEVELOPMENT WITH GRADE LEVEL PARKING)

RECOMMENDATION:

It is recommended that the Design Commission:

Environmental Determination

1. Find that the project is consistent with the General Plan designation and with the applicable zoning designation and regulations; and that the project site has no value as habitat for endangered or threatened species, and can be served by utilities and public services.;
2. Find that approval of the project will not result in any significant effects relating to traffic, noise, air quality or water quality and acknowledges that there are no buildings on the site that are proposed for demolition and as such, the site is not historic or eligible for historic designation; and, therefore;
3. Find that the proposed project is categorically exempt from review as California Environmental Quality Act (CEQA) under Section 15332, Class 32 of the CEQA Guidelines as an "in-fill development project," and that there are no features that distinguish this project from others in the exempt class ;therefore, there are no unusual circumstances.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledge that a tree inventory submitted for the project identifies removal of three private protected trees (trees #7, 9, and 11) and that the City's consulting arborist inspected the property and reported that trees #8 and 10 are in poor condition and should be removed;
2. Find that the removal of trees # 7 and 9, upon implementation of the conditions of approval, will meet finding # 6 of the Tree Protection Ordinance, that the project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the tree replacement matrix;

3. Find that the removal of tree #11 meets finding #2 of the Tree Protection Ordinance, that the present condition of the tree is such that it is not reasonably likely to survive; and, therefore,
4. Find that, although not requested, the removal of trees #8 and #10 also meets finding #2 of the Tree Protection Ordinance, that the present condition of the trees is such that they are not reasonably likely to survive; and, therefore
5. Approve the removal of trees #7 - 11.

Findings for Consolidated Design Approval

1. Find that the design of the project, upon implementation of the conditions of approval, will be consistent with the purposes of design review and the applicable design guidelines;
2. Find that the following proposed deviations from the multi-family residential development standards are appropriate:

- a. The main garden shall be rectangular shape and shall have a minimum dimension of 20 feet in either direction.

The total required square footage of garden area and minimum dimensions have been met, however the main garden for this project is a "T" shape to accommodate the proposed configuration of the buildings, the site plan and the large required front yard setback. The proposed garden contains landscaping and amenities that serve as a benefit to future residents and are compatible with the site plan and overall design strategy of the development.

- b. Surface parking shall be provided in front of the rear 40 percent of a project site, but not in the front yard setback.

The garages are sited to minimize their visibility from the street and allow the plan to include amenities to be incorporated into the site design. The applicant has explored other alternatives and found the current plan to be the most cost-effective way to achieve the desired plan. Therefore, the request to place the required surface parking in the front 60 percent of the lot, and not in the front yard setback area is reasonable; and, therefore,

3. Approve the application for Consolidated Design Review as illustrated in Attachment A subject to the following conditions to be incorporated in the final construction documents for review and approval by staff prior to the issuance of a building permit.

Conditions:

1. Provide exterior lighting details to ensure that the exterior lighting for the landscaped area and the structure is appropriate. Include manufacturer's specifications and details for all proposed exterior and landscape lighting in the

revised exterior lighting plan for further review during building plan check. Lighting temperature shall not exceed 3,000 kelvin.

2. This decision letter shall be included in the construction documents submitted for building permit plan check.
3. This project is also subject to 50%, 75% and Final Construction (on-site) Inspection Points for review and approval of project progress by the Design and Historic Preservation Section Staff. On-site inspection points are created to insure the project is built as indicated on all plans and that all details and specifications are as approved by the staff. Projects that do not receive on site approval during these phases of the construction process may be delayed in obtaining a Certificate of Occupancy from the Building Department until all architectural/design issues are resolved.

BACKGROUND/ANALYSIS:

On April 3, 2018, staff approved an application for Consolidated Design Review for the construction of a seven-unit residential development located at 272 Bellevue Drive (Attachment B). On April 10, 2018, former Commissioner Rawlings initiated a call for review to determine whether the Design Commission would be interested in formally reviewing the project to reconsider the site plan and detailing of exterior materials. On May 8, 2018, the Design Commission decided to call the staff decision for review, and subsequently, formally reviewed the project on June 26, 2018.

At the June 26, 2018 meeting, the Design Commission determined the height, site design, massing and parking configuration were acceptable, but were unable to approve the project due to concerns about the fenestration, exterior cladding, garden programming and general architectural design and decided to continue the review. The project was next considered at the September 11, 2018 meeting, at which time the Design Commission again decided to continue the item in order to allow the applicant additional time to continue to revise the design and address issues with the fenestration and architectural design, with the assistance of a sub-committee (former Commissioners Rawlings, Keane, and Toro).

The applicant team met with former Commissioner Rawlings and made minor modifications to the plans. However, after their consultations with Commissioner Rawlings, staff did not hear back from the applicant team for some time. The applicant was notified that the project would be administratively withdrawn due to inactivity in November 2019. Prior to the official administrative withdrawal of the application, the applicant indicated they wanted to continue with the project. After meeting with staff several times to review the project, the applicant has requested that the Design Commission consider the project, as revised.

The revised plans and narrative respond to the Design Commission's comments from the September 11, 2018 meeting and are included as Attachment A, as well as summarized in the following table:

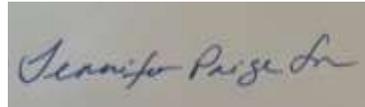
Commissioner Comments, September 11, 2018	Excerpt from Design Team Response	Staff Comments
1. The overall design shall be simplified	The overall design was revised to make it look more simple. The proposed structure has been widely balanced and refined to adapt to its environment. The applicant removed the fenestration at the facade facing the street as per commission comments. In addition, our building design responds with adjustments and improvement of building orientation, setbacks, the arrangement of shared open spaces, aesthetics and encourages the sense of community.	The applicant has simplified the overall design of the project by removing the vertical tower elements at the front elevations, softening the color palette, revising the window typology, and revising the open space programming. The Design Commission comment has been satisfactorily addressed
2. The front yard fencing shall be as open and transparent as possible. Revisions should include reducing the number of columns, reducing the size of the columns, and removing the fencing along the interior edges of the driveway.	The front yard fencing was revised to be more transparent as possible. The fencing was designed into three segments for the pedestrian entrance. In addition, the applicant removed the interior side along the driveways. Please refer to Sheet A4.03 of the plans to see the elevation plan.	The posts of the gate have been reduced in size. In addition, the fence is subject to standard transparency regulations in the Zoning Code, and must be at least 50% open. The plans appear to demonstrate compliance with this requirement. The Design Commission comment has been satisfactorily addressed.
3. The fins between the garage doors of the west building shall be made more substantial and shall be reviewed for constructability	The wall along garage doors were revised to have a better design and constructability. The applicant decided to have the distance of each door wider and considerable.	The elevations have been revised to depict more substantial fins. The Design Commission comment has been satisfactorily addressed
4. The utilities in the front yard shall be appropriately screened.	The utilities in the front yard were screened with the proposed fencing and decorative shrubs. Please see Sheet A1.00 of the plans.	The Design Commission comment has been satisfactorily addressed.
5. Enlarged details for the balcony railings and overhead canopies shall be provided.	Please see the detail sheet for glass railing and overhead canopies.	The details are provided in the revised plans. The Design Commission comment has been satisfactorily addressed
6. The fenestration shall be reconsidered and the general window typology shall be simplified. Enlarged window details shall be incorporated into the revised plan submittal.	Please see sheet A4.01 detail 6 A good daylighting strategy is necessary in order to decrease the energy consumption for artificial lighting. To provide effective internal illumination, the placing of the right openings in the right positions with suitable type of window and glazing is important.	The window typology has been simplified throughout the project. The Design Commission comment has been satisfactorily addressed

Commissioner Comments, September 11, 2018	Excerpt from Design Team Response	Staff Comments
7. A color and material board for the final design shall be provided to staff as part of the revised plan submittal and brought to the next Design Commission meeting.	Please see sheet A10.00	A digital material board has been provided, and will be available at the virtual Zoom Commission meeting. The Design Commission comment has been satisfactorily addressed
8. The stucco reveals and screed pattern shall be simplified.	Stucco reveals and screed pattern was revised and simplified. Please see elevation plans. The applicant carefully placed the stucco reveal in a location where it is substantial and would look good. Also, the applicant make sure that the reveals and screed patterns would blends in the whole design of the project.	The revised elevation drawings show the reveal pattern has been revised to logically align with design features. The Design Commission comment has been satisfactorily addressed
9. The plans shall more clearly show the downspouts.	Please see floor plans. Keynote is provided for each sheet	Sheet A2.00 indicates in-wall downspouts. The Design Commission comment has been satisfactorily addressed
10. Provide a written narrative explaining the choice to not utilize subterranean parking.	The applicant choose not to utilize subterranean parking due to project cost	Subterranean parking is not required, and the applicant has explained that cost is the reason why. The Design Commission comment has been satisfactorily addressed
11. The ventilation for the parking shall be depicted on the plans.	Garage exhaust vent provided. Please see plans for vent location.	Sheets A2.01 and A2.03 show that the garage vents will be routed to the roof. The Design Commission comment has been satisfactorily addressed

CONCLUSION:

The design team has satisfactorily addressed the comments provided by the Commission at the September 11, 2018 meeting. Therefore, staff recommends that the Commission approve the revised design of the project with the conditions included in this report.

Respectfully Submitted,



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Attachments:

- A: Revised Plans and Exhibits
- B: April 3, 2018 Decision Letter and Plans