



CONSENT CALENDAR

Agenda Item # 3

AGENDA REPORT SUMMARY

Meeting Date: May 23, 2017

Subject: Tentative Map Extension – 980 Covington Road

Prepared by: Zachary Dahl, Planning Services Manager – Current Planning

Reviewed by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachments:

1. Applicant Cover Letter
2. Tentative Map Conditions of Approval
3. Approved Tentative Map

Initiated by:

John Walker, Property Owner (applicant)

Previous Council Consideration:

March 24, 2015

Fiscal Impact:

None

Environmental Review:

Not applicable

Policy Question for Council Consideration:

- Does the information submitted by the applicant provide a reasonable basis to grant a one-year tentative map extension?

Summary:

- The City Council approved a tentative map to allow for a two-lot subdivision on March 24, 2015
- The applicant was unable to complete all necessary tasks to get the parcel map recorded by March 24, 2017 and submitted a one-year extension request

Staff Recommendation:

Move to approve a one-year extension for an approved tentative map for a two-lot subdivision.



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Purpose

The purpose of this application is to consider a deadline extension for an approved tentative map. The City's Subdivision Ordinance provides a 24-month deadline to record a parcel map once a tentative map is approved. The Subdivision Ordinance also provides a provision that allows for the granting of one extension of up to 12 months.

Background

On March 24, 2015, the City Council approved a tentative map to subdivide the subject property into two lots – a 10,015 square-foot interior lot, and an 11,298 square-foot corner lot. The approval also included a historic review to allow for the relocation of two historic structures (the main house and water tower) and variances to allow for the main house to encroach into the daylight plane and second story side yard setback, and to exceed the main structure height limit of 27 feet, and for the water tower to exceed the accessory structure height limit of 12 feet. The project's conditions of approval and the approved tentative map are included in Attachments 2 and 3.

To relocate the historic structures, additional review was required after the approval of the tentative map (condition of approval No. 11). On February 22, 2016, the Historical Commission reviewed and approved the architectural details and exterior specifications for the relocation and renovation of the main house and water tower. On April 6, 2016, the Design Review Commission reviewed and approved the relocation of the main house and water tower and a small second story addition to the main house. On December 1, 2016, a building permit application for the relocation of the structures and the renovation/addition to the main house was submitted to the Building Division. On March 13, 2017, the parcel map and associated documentation was submitted to Public Works Engineering for review.

On April 20, 2017, the Planning and Transportation Commission held a public meeting to consider the tentative map extension request. The item was on the consent calendar and the Commission voted unanimously to recommend for approval of the extension request.

Discussion/Analysis

The applicant is requesting an extension of the approved tentative map's 24-month expiration date for the two-lot subdivision at 980 Covington Road. As outlined in the attached letter (Attachment 1), additional time to complete the relocation of the main house is needed. They have requested a 12-month extension, but based on their letter, they anticipate meeting all required conditions and getting the parcel map recorded by this summer.

As specified in the State's Subdivision Map Act and the City's Municipal Code, an applicant has 24 months from the date of tentative map approval to record a parcel map. If a parcel map is not recorded within that timeframe, the tentative map expires and a new subdivision application must be submitted if the applicant wishes to proceed. However, the Map Act does allow tentative maps to



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receive an extension of up to 12 months. As specified in the City’s Subdivision Ordinance (Section 13.16.010), the City Council may, upon request, and after a recommendation from the Planning and Transportation Commission, grant an extension of the tentative map as it deems advisable. The granting of an extension is discretionary, but since there are not any specific findings that need to be made, approval is typically based on the reasons and information provided by the applicant. With the submittal of this extension request, the tentative map was granted an automatic extension of 60-days to allow for the processing of the request.

Since the tentative map was approved in 2015, there have not been any General Plan or Zoning Code amendments that would have changed the regulations for this property. The tentative map, in its current configuration, is still consistent with the General Plan and complies with all applicable Zoning Code regulations and the site standards for the R1-10 District. Therefore, staff supports the extension request for this approved tentative map.

Options

- 1) Approve a one-year extension for the approved tentative map

Advantages: Provides the property owner with additional time to relocate the historic structures and record the parcel map for the two-lot subdivision.

Disadvantages: None identified.

- 2) Deny the extension request

Advantages: None identified.

Disadvantages: The tentative map would expire and the property owner would need to file a new tentative map application to subdivide the property.

Recommendation

The staff recommends Option 1.

JOHN C. WALKER
980 Covington Road
Los Altos, Ca. 94024
650-906-8490

(Current temporary address)
3388 Lubich Drive
Mt. View, Ca. 94040

April 11, 2017

City of Los Altos
Community Development Department
Attn: Zach Dahl

Planning Division:

This is an addendum to the letter of March 23, 2017, from Chapman Design Associates, my designer for this project.

We formally request an extension of one year for a subdivision map application for the property located at 980 Covington Road. The extension is needed to provide adequate time to relocate the historic structure onto the new proposed corner lot. The final map cannot be recorded at this time since the existing structure currently straddles the proposed property boundary.

The relocation of the structure was delayed due to the heavy rain this winter. The house moving company and contractor did not want to risk moving the structure until the site would remain dry to minimize stress and damage to the structure during this move. This is a large structure requiring large equipment and wet and soggy soil could cause uneven surfaces and greatly complicate and damage this historical house.

I have moved temporarily into nearby rental house and pending approval of this extension am ready to begin construction.

Thank you for your consideration of this request.

Sincerely,

John C. Walker

Cc: Chapman Design Associates



23, March 2017
City of Los Altos
Community Development Dept.
Zach Dahl

To Planning Division –

We are formally requesting an extension for a subdivision map application for the property located at 980 Covington Road. The extension is needed to provide adequate time, to relocate the historic structure on the property onto the new proposed corner lot. The final map cannot be recorded at this time since the existing structure currently straddles the proposed property boundary.

The relocation of the structure was delayed due to the heavy rain we experienced this winter. The house moving company did not want to risk attempting to move the structure until the site would remain dry. The equipment used to move a structure of this size could easily get mired in mud and could lead to unforeseen complications which could damage the structure.

The historical structure is scheduled to be moved in May so that subdivision final maps can be submitted for recordation in June.

Thank you for your consideration of this matter.

Sincerely,

Walter Chapman



Community Development Department

One North San Antonio Road
Los Altos, California 94022-3087

April 8, 2015

Chapman Design Associates
620 S. El Monte Avenue
Los Altos, CA 94022

SECTION I

At its March 24, 2015 meeting, the City Council held a public meeting to consider the applications of Chapman Design Associates for a Tentative Map to subdivide the property into two lots, a Historic Review to relocate the main house and water tower, which are designated Historic Resources, and Variances to allow the main house to encroach into the daylight plane and second story side yard setback, exceed the main structure height limit of 27 feet, and the water tower to exceed the accessory structure height limit of 12 feet. The subdivision would create a 10,018-square-foot interior lot and an 11,186-square-foot corner lot with the historic structures relocated to the new corner lot.

Project Addresses: 980 Covington Road

SECTION II

The application was presented to the City Council on the above date and was:

- ✓ **Approved.**
- ✓ **Conditions:** See Attachment
- ✓ **Other agency comments:** Santa Clara County Fire Department

CC: John Walker
980 Covington Road
Los Altos, CA 94024

City of Los Altos
Community Development Department
Building Division
Engineering Division

Zachary Dahl, AICP
Senior Planner



CONDITIONS OF APPROVAL

14-DL-02, 14-V-08 and 14-H-03 – 980 Covington Road

GENERAL

1. Project approval is based upon the tentative map and project plans dated March 6, 2015 except as may be modified by these conditions.
2. The applicant shall coordinate the installation of all utilities with the appropriate providers.
3. All work within the public right of way shall be done in accordance with plans to be approved by the City Engineer.
4. A one-year, ten percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.
5. Any future development on the site shall comply with the New Development and Construction Best Management Practices and Urban Runoff Pollutions Prevention Program regulations, as adopted by the City for the purposed of preventing storm water pollution (i.e downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.). The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet as page 2 in all plan submittals.
6. All existing trees on the site, except for tree nos. 4 and 21, are protected and shall not be removed unless approved by the City during any subsequent development review or tree removal permit application. Two new trees shall be planted on Parcel B to replace trees nos. 4 and 21.
7. Tree No. 20 may be removed with future development. In the event that future development removes tree No. 20, it shall be replaced with compensatory tree(s).
8. The applicant shall remove all landscaping and tree limbs within the 30-foot visibility triangle at the corner of Miramonte Avenue and Covington Road so that no tree limbs are lower than nine feet and no landscaping is higher than three feet, pursuant to Section 9.20.050 of the Municipal Code.
9. All existing fencing within the Miramonte Avenue public street right-of-way shall be removed.
10. The applicant agrees to indemnify, defend, protect and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

PRIOR TO MAP RECORDATION

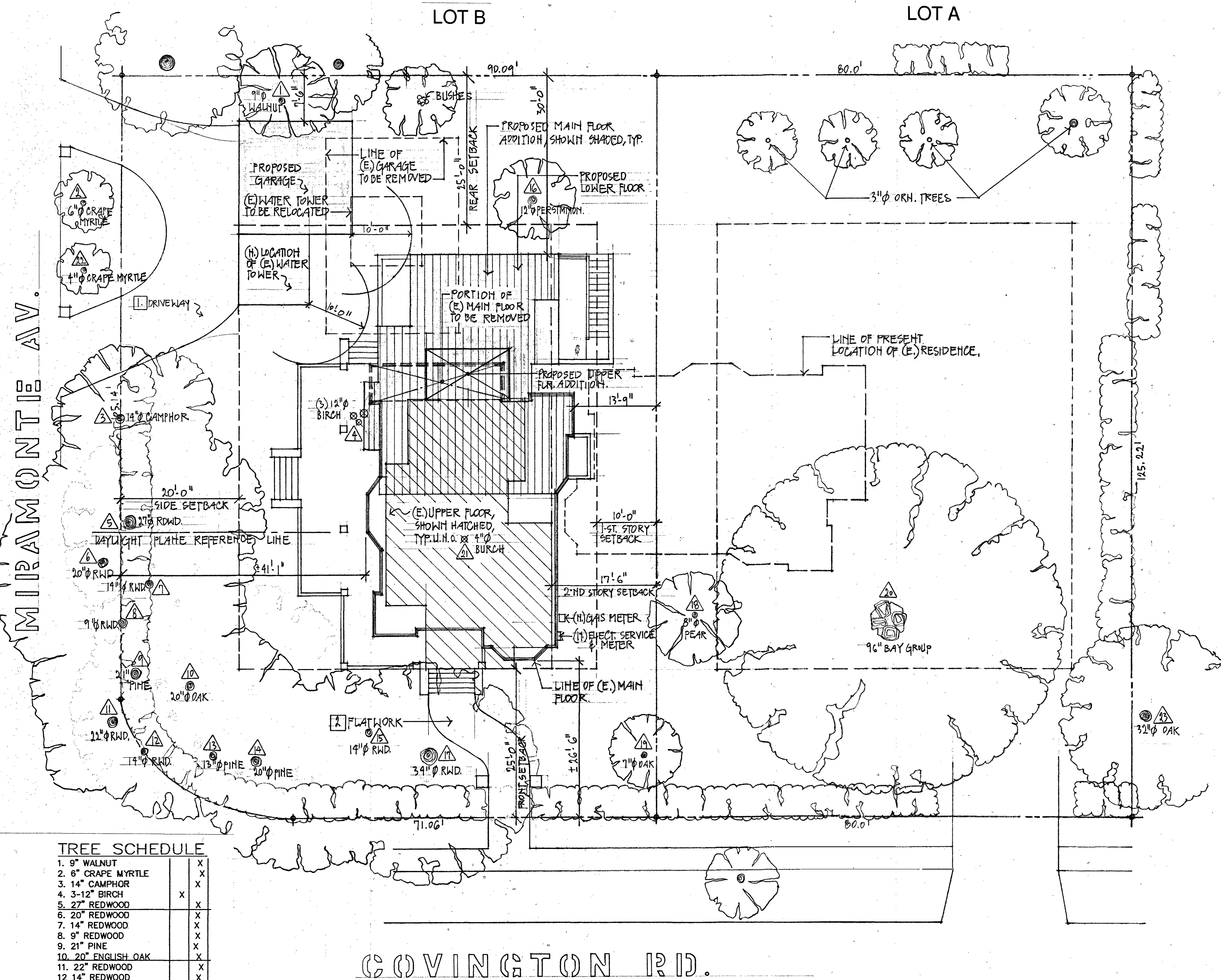
11. The applicant shall relocate the existing historic structures to Parcel B. This includes providing architectural details and exterior specifications for the main house and water tower for review by the Historical Commission, receiving design review approval and obtaining a building permit.
12. The applicant shall pay all applicable fees, including but not limited to, sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and final map check fee plus deposit as required by the City of Los Altos Municipal Code.
13. The applicant shall prepare plans and submit a cost estimate for work in the public right-of-way and shall submit a 100 percent performance bond (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held six months after acceptance of the improvements) in an amount approved by the City Engineer. Specifically, the plans shall show:
 - a. A new rolled curb along the Covington Road frontage;
 - b. Removal and replacement of the entire sidewalk along the Covington Road frontage; and
 - c. Removal and replacement of the asphalt concrete (AC) pathway along the Miramonte Ave frontage.
14. The applicant shall dedicate public utility easements as required by the utility companies to serve the both parcels.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

15. Prior to the issuance of a building permit for Parcel A, the applicant shall record the parcel map.
16. Detailed plans for any construction activities affecting the public right-of-way, including but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, shall be provided to the City Engineer for review and approval. The applicant shall also submit on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by City staff.
17. A truck routing and staging plan for any proposed excavation of the site shall be submitted for review and approval by the City Engineer.
18. The project shall comply with the Stormwater Pollution Prevention Measures per Chapter 10.16 of the Los Altos Municipal Code.

PRIOR TO FINAL INSPECTION

19. The applicant shall be responsible for the removal/under grounding of the existing overhead utilities.
20. The applicant shall install the rolled curb along the Covington Road frontage.
21. The applicant shall remove and replace the entire sidewalk along the Covington Road frontage.
22. The applicant shall remove and replace the asphalt concrete (AC) pathway along the Miramonte Ave frontage.



TREE SCHEDULE

1. 9" WALNUT	X
2. 6" CRAPE MYRTLE	X
3. 14" CAMPHOR	X
4. 3-12" BIRCH	X
5. 27" REDWOOD	X
6. 20" REDWOOD	X
7. 14" REDWOOD	X
8. 9" REDWOOD	X
9. 21" PINE	X
10. 20" ENGLISH OAK	X
11. 22" REDWOOD	X
12. 14" REDWOOD	X
13. 13" PINE	X
14. 20" PINE	X
15. 14" REDWOOD	X
16. 12" PERSIMMON	X
17. 34" REDWOOD	X
18. 8" PEAR	X
19. 7" OAK	X
20. 96" BAY GROUP	X
21. 4" BIRCH	X
22. 4" CRAPE MYRTLE TO THE WEST	X
23. 32" OAK ON NEIGHBOR TO THE WEST	X

ARBORIST'S #1 - 36" WALNUT ON NEIGHBOR TO THE WEST
 TO BE REMOVED
 TO REMAIN

SITE PLAN
 1" = 10'-0"

GENERAL NOTES

- A VERIFICATION** CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
- B DIMENSIONS** DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
- C DISCREPANCIES** MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
- D CONTRACT** CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

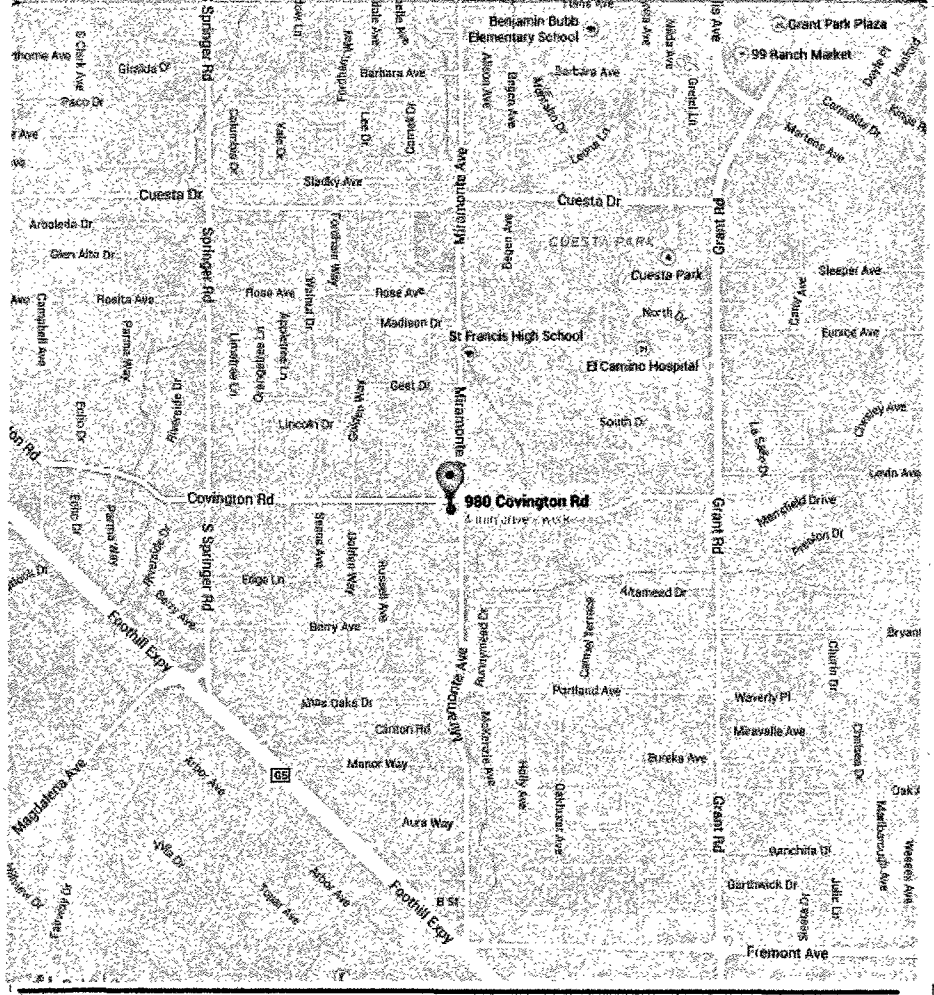
PROPERTY DESCRIPTION

OWNER JOHN & SHERRILL WALKER
 ADDRESS 980 COVINGTON RD.
 LOS ALTOS, CA 94024
 PARCEL 189-11-068
 ACREAGE 0.48
 ZONING RL-10
 PROJECT RELOCATE STRUCTURE,
 DESCRIPTION MAIN FLOOR ADDITION,
 NEW LOWER FLOOR.

SITE PLAN NOTES

- 1 DRIVEWAY ASPHALT
- 2 FLATWORK CONCRETE WALKWAY
- 3 GRADING TO BE PROVIDED W/ BUILDING SUBMITTAL
- 4 DRAINAGE
- 5 STORM DRAINAGE
- 6 SEWER LATERAL (H) SEWER LATERAL FROM STREET
- 7 GAS & ELEC (H) UNDERGROUND SERVICE
- 8 SETBACKS AS PER PLAN
- 9 TREES PROTECT TREES DURING CONSTRUCTION
- 10 FENCES (H) 6' REDWOOD FENCE W/ 2' LATTICE.
- 11 LANDSCAPE PROTECT (E) TREES, PROVIDE (H) GROUND COVER.

VICINITY MAP



CONSULTANT DIRECTORY

SURVEYOR	N/A
SOILS ENGINEER	N/A
CIVIL ENGINEER	N/A
STRUCTURAL ENGINEER	H/A
ENERGY CONSULTANT	N/A
LANDSCAPE ARCHITECT	N/A

TABULATIONS, LOT B

RELOCATED (E) MAIN FLOOR	1459.5	S.F.
(E) UPPER FLOOR	1047.0	S.F.
SUBTOTAL	2506.5	S.F.
(E) MAIN FLOOR TO BE REMOVED	150.25	S.F.
MAIN FLOOR ADDITION	668.1	S.F.
UPPER FLOOR ADDITION	119.0	S.F.
TOTAL RESIDENCE	3143.4	S.F.
PROPOSED GARAGE	361.0	S.F.
WATER TOWER	144.0	S.F.
TOTAL	3648.4	S.F.

LOT B

SITE PLAN	11298.0	SQ. FT. = 0.26 ACRES
COV: ALLOWABLE	3389.4	SQ. FT. = 30 %
EXISTING	N/A	SQ. FT. = %
PROPOSED	3270.1	SQ. FT. = 28.9 %
FAR: ALLOWABLE	3879.8	SQ. FT. = 34.3 %
EXISTING	N/A	SQ. FT. = %
PROPOSED	3648.4	SQ. FT. = 32.3 %

LOT A

SITE PLAN	10015.0	SQ. FT. = 0.23 ACRES
COV: ALLOWABLE	3004.5	SQ. FT. = 30 %
EXISTING	N/A	SQ. FT. = %
PROPOSED	N/A	SQ. FT. = %
FAR: ALLOWABLE	3505.25	SQ. FT. = 35 %
EXISTING	N/A	SQ. FT. = %
PROPOSED	N/A	SQ. FT. = %

SHEET 21 OF 24
 11/24/14 SUBMITTED FOR PLANNING
 2/15/17 SUBMITTED FOR PLANNING
 DATA PHASE 0 0 0 0 JOB NO. 212 DRAWN BY: CHECKED BY:
 CLIENT WALKER RESIDENCE 980 COVINGTON RD., LOS ALTOS, CA 94024 PHONE NO. (650) 965-0315
 CHAPMAN DESIGN ASSOCIATES 620 S. EL MONTE AVENUE LOS ALTOS, CA 94022 (650) 941-8890
 NOTE *

