

RESOLUTION NO. 16182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING ARCHITECTURAL PERMIT NO. AP2022-062 FOR THE PROJECT LOCATED AT 636 TEREDO DRIVE SUBJECT TO CONDITIONS OF APPROVAL AND IN ACCORDANCE WITH ARTICLES 45 AND 48 OF THE REDWOOD CITY ZONING CODE

WHEREAS, the applicant, Golden View Renovation (the “Applicant”) on behalf of Peter & Nancy Ting (the “Owners”), filed an application for an Architectural Permit for the demolition of an existing one-story 1,790 sf. ft. single-family dwelling unit and construction of a new two-story 3,811 sq. ft. single-family dwelling unit which exceeds 3,000 square feet and 0.45 floor area ratio (the “Project”) at 636 Teredo Drive (the “Property”); and

WHEREAS, under Article 45 of the Redwood City Zoning Code an Architectural Permit is required for new construction, additions, or exterior modifications to the second floor or any upper floors; and

WHEREAS, under Article 48 of the Redwood City Zoning Code, a public hearing before the Planning Commission is required for review of the Project for conformance with the findings in Sections 45.4 and 48.4; and

WHEREAS, on August 15, 2023, the Planning Commission held a duly noticed public hearing, in accordance with all applicable requirements of State Law, to review Architectural Permit application No. AP2022-062 and supporting materials and voted to approve the Project 5-1; and

WHEREAS, the City Council is empowered to call up and act upon decisions by the Planning Commission within 15 days of the date of action, under Zoning Code Article 41; and

WHEREAS, on August 30, 2023, within the 15-day of the Planning Commission decision, the project was Called-Up by Councilmembers Howard and Eakin in accordance with Chapter 1, Article III (Procedures on Appeals and Call Ups) of the Municipal Code; and

WHEREAS, on September 29, 2023, a public hearing notice was published in the San Mateo Daily Journal, emailed to interested parties, and mailed to all property owners and occupants within 300 feet of the Property; and

WHEREAS, on October 9, 2023, the City Council held a duly noticed public hearing, in accordance with all applicable requirements of State Law, to review Architectural Permit application No. AP2022-062 and supporting materials.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and are incorporated herein by these references as if fully set forth in their entirety.

Section 2. The City Council, having independently heard, considered, and weighed all the evidence in the record, finds that the above recitals are accurate and constitute findings in this matter and, together with the staff report and the application materials, including without limitation the CEQA determination, development plans, and all other documents, reports, studies, memoranda, maps, oral and written testimony, and materials in the City's file for the applications and the Project, and all adopted City planning documents relating to the Project and the property including the City's General Plan, Zoning Code, Municipal Code, other applicable City laws and regulations, have together served as an adequate and appropriate evidentiary basis for the findings and actions set forth in this Resolution.

Section 3. The City Council finds that the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303 - Class3 (New Construction or Conversion of Small Structures). The Project is for the construction of one single-family residence in an urbanized area.

Section 4. The City Council is able to make the required findings as outlined in Section 45.4 (Architectural Permit). Specifically, the City Council finds that:

A. The existence of sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;

The Project is not monotonous in nature. The front façade presents a variety of roof orientations, and heights. Additionally, architectural features such as a covered front entry, window placement and design, and second-story step-backs provide variety and avoid monotony in external appearance.

B. The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance;

The Project complies with applicable development standards that address massing and lot coverage, resulting in a design which is proportional to the site. Also, the external features, including, but not limited to, design materials and colors are consistent throughout each elevation to present a harmonious appearance.

C. The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable;

The Project meets this finding as it uses design techniques consistent with the general character of structures in the vicinity. The general character of structures in the vicinity consists of multi-story dwellings with a mix of roof orientations and platelines. The Project effectively uses a variation in roof orientation and heights plus step backs to help break up the massing and reduce the structure's visual impact. As proposed, the general character of surrounding structures will not be compromised and the Project is found to be architecturally desirable.

D. The extent to which excessive ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used;

The proposed ornamentation is not excessive; materials used are not second-hand or temporary, and the use of imitative materials is modest.

E. The extent to which natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site are to be retained;

There would not be any significant change to the natural features on the site and no proposed grading. Two trees are proposed for removal to accommodate on-site construction. Of the two trees, none are identified as protected under the Tree Preservation Ordinance. No tree removal permit will be required.

F. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets;

The Project complies with off-street parking and zoning requirements for a single-family dwelling unit and the spaces are accessible. The Project will not have any new adverse traffic impacts on adjacent streets as the proposed use will be the same as the existing use.

G. The reservation of landscaping areas for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites, and separating building areas from paved areas to provide access from buildings to open space areas;

The Project complies with this finding as it proposes sufficient landscaping for the overall site and front yard which exceed the required minimums. The Project would provide a total lot pervious area of 43 percent and front yard pervious area of 66 percent. The proposed driveway's width accounts for approximately 28 percent of the lot's width and there are no other large expanses of paved areas visible from the public right of way.

H. In the case of any commercial or industrial structure, the Zoning Administrator shall consider its proximity to any R District and shall consider the effect of the proposed structure upon the character and value of the adjacent R District area;

This finding is not applicable to this Project, as the project is a single-family home.

- I. **The provision of permeable areas and drainage design appropriate to capture and treat stormwater runoff prior to its discharge from the site including, but not limited to, the use of vegetated swales, landscape features, permeable pavement materials, infiltration basins or engineered designs.**

The Project complies with the pervious area requirements for the R-1 Zoning District and will comply with all applicable engineering and storm water management standards.

Section 5. The City Council is able to make the required findings as outlined in Section 48.4 (Planning Commission Review and Additional Findings). Specifically, the City Council finds that:

- A. **Contextual Setbacks. The project will utilize setbacks that are generally similar to structures that front the same street, in order to be compatible with the neighborhood context, and which may include larger than required setbacks.**

The Project is generally consistent with the front yard setback of structures that front the same street as it proposes a minimum setback of 20' (larger than required) similar to the neighborhood context.

- B. **Garages. The proposed garage placement will be generally similar to the pattern common along the same street, including location and setbacks.**

The general location and setback of garages in the neighborhood is attached to the dwelling unit and setback a minimum of 20' from the front property line. The Project is consistent with this finding as it proposes a similar placement of the proposed garage.

- C. **Massing. The project massing within the frontage will be compatible with the neighborhood context of structures along the same street, which may include: Additional second story front setbacks, defined front entries which do not exceed the first floor eave height, and similar roof pitch, slope orientation, and floor-to-ceiling heights as adjacent homes.**

The Project meets this finding by proposing a two-story residence with additional front setbacks on the upper floor front elevation, with a pronounced front entrance which does not exceed the first-floor eave height, and with varied roof orientation similar to adjacent homes.

Section 6. The City Council of the City of Redwood City hereby approves Architectural Permit No. 2022-062, consistent with Articles 45 and 48, subject to the Conditions of Approval set forth in Exhibit A, attached hereto and incorporated by reference.

Section 7. This Resolution is effective upon its adoption.

* * *



EXHIBIT A

CITY OF REDWOOD CITY

CONDITIONS OF APPROVAL

636 Teredo Drive
AP2022-062 Architectural Permit

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to this project. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The SDRs are not intended as a comprehensive list. The COAs and SDRs are grouped under specific headings that relate to the subject matter and the responsible division is described in brackets, i.e. [PLANNING].

The applicant is responsible for the fulfillment of all conditions and standard development requirements, unless specifically stated otherwise.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

Building Permit

1. **Resolution & Conditions in Building Permit Plans** - This Resolution, with the accompanying conditions of approval, shall be printed on the first page of the plans submitted to the Building Division for a building permit. [COA][PLANNING]

Single-Family Homes

2. **Sidewalk Repair and Replacement** – Residential additions of 1,000 square feet or more require repair or replacement of damaged sidewalk, driveway, apron, curb, gutter or adjacent pavement located along the project site frontage. Obtain an Encroachment Permit prior to building permit issuance for this work. [SDR][ENGINEERING]
3. **Building Height** – The new house is proposed at the maximum building height of 27'-7.75". Include a specific note on the front page of the plans submitted for building permit review notifying the building inspectors to verify the maximum height in the field. [COA][PLANNING]

Fees

The following fees shall be paid in full prior to issuance of the building permit.

4. **Parks Impact Fee** – Pay Parks Impact Fee for the two net new bedrooms resulting from the proposed project, estimated at \$36,647.12. [SDR][PARKS]

5. **School Impact Fee** – For residential additions greater than 500 square feet, pay a School Impact Fee to the [Sequoia Union High School District](#). Information regarding this fee may be obtained by contacting the Sequoia Union High School District at (650) 369-1411. [SDR][SCHOOL DISTRICT]
6. **Water Fees** – Pay applicable water, recycled water, and wastewater-related fees as outlined on the Master Fee Schedule. [[SDR](#)][ENGINEERING]
7. **Notice Of Fees Protest** – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code Section 66020, this 90-day protest period has begun as of the date of the approval of this application. [SDR][OFFICE OF THE CITY ATTORNEY]

Tree Protection

8. **Tree Protection** – Prior to any construction-related work on the site, sturdy fencing shall be installed along the dripline of [Ordinance-sized](#) trees near the project. Details and specifications shall be shown on the building permit plans. [COA][PLANNING]

General Requirements

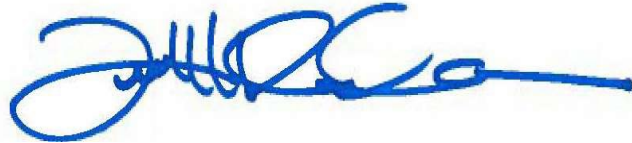
9. **Substantial Conformity** - Applicant shall ensure that all improvements substantially conform to the project plans prepared by Arte Architecture dated Oct. 14, 2022, and related information submitted by the Applicant, on file with Planning Services. [COA][PLANNING]
10. **Exterior Materials** – The exterior materials, colors, textures, trim elements, windows and roof pitch of the project shall be consistent throughout. [COA][PLANNING]
11. **Modifications** - Modifications to the approved plans require Planning review and approval prior to building permit issuance. Minor project modifications required to meet building, fire, and safety codes at time of building permit plan check may be allowed, at the City's discretion. Substantial modification of approved plans, as determined by the Zoning Administrator, may be subject to an amendment or a new Permit. [COA][PLANNING]
12. **Hours of Construction** – Construction activity is permitted between 7:00 a.m. and 8:00 p.m. Monday through Friday, except as permitted on weekends by the Building Official. [[SDR](#)][BUILDING]
13. **Indemnification** – Per Redwood City Code Section 1.54, Applicant shall defend (with counsel approved by City), indemnify, and hold harmless the City, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the City or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval,

compliance or failure to comply with applicable laws and regulations, and/or processing methods (“Challenge”). City may (but is not obligated to) defend such Challenge as City, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense. Applicant shall bear any and all losses, damages, injuries, liabilities, costs, and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether incurred by Applicant, City, or awarded to any third party, and shall pay to the City upon demand any Costs incurred by the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant’s indemnity obligation. Per Government Code Section 66474.9, Applicant’s indemnification obligation with respect to any Challenge concerning a subdivision (tentative, parcel, or final map application or approval) shall be limited to actions brought within the time period provided for in Government Code Section 66499.37, unless such time period is extended for any reason. The City shall promptly notify Applicant of any such claim, action or proceeding and shall cooperate fully in the defense. [COA][OFFICE OF THE CITY ATTORNEY]

-end-

Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Successor Agency Board/Public Financing Authority Meeting
thereof held on the 9th day of October 2023 by the following votes:

AYES: Aguirre, Martinez Saballos, Sturken, Vice Mayor Espinoza-
Garnica and Mayor Gee
NOES: Eakin and Howard
ABSENT: None
ABSTAINED: None
RECUSED: None



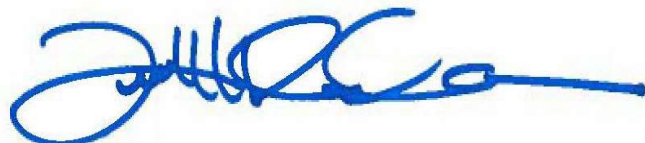
Jeff Gee
Mayor of the City of Redwood City

Attest:



Yessika Castro, CMC, CPMC
Interim City Clerk of Redwood City

I hereby approve the foregoing resolution this
10th day of October 2023.



Jeff Gee
Mayor of the City of Redwood City