



Development Review Hearing

**Item #4 : 2195 Amethyst
Drive**

February 11, 2026

Summer Foss, Assistant Planner



Request

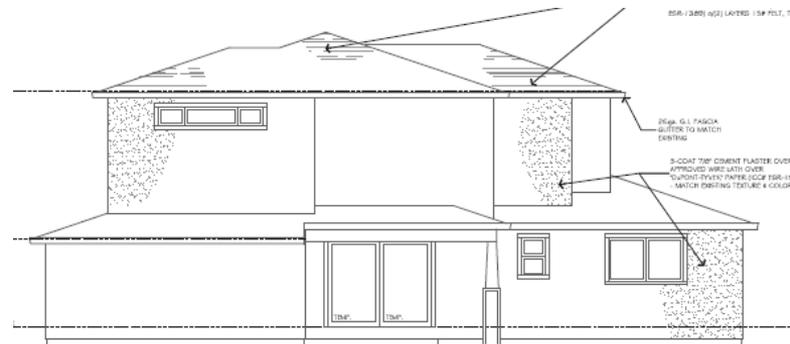
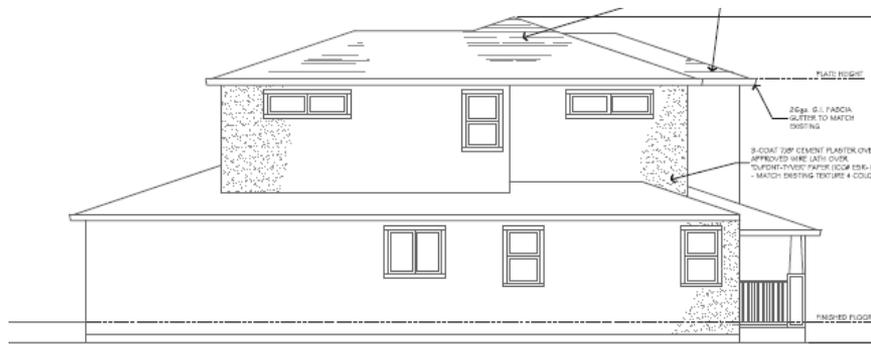
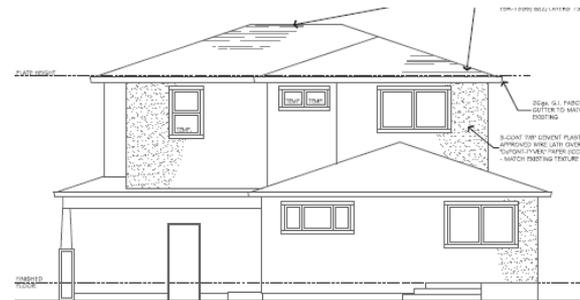
Architectural Review for a 97 Square Foot First Floor Addition and 1,030 Square Foot Second Floor Addition to an Existing 1,465 Square Foot One-Story Residence Resulting in a 2,592 Square Foot Two-Story Residence.



Existing Site

- **Lot Size:** 5,500 Square Foot
- **Surrounding Uses:**
 - N: R1-6L - Single-Family Residential
 - S: R1-6L - Single-Family Residential
 - E: R1-6L - Single-Family Residential
 - W: R1-6L - Single-Family Residential
- **Zoning:** R1-6L - Single-Family Residential
- **General Plan Designation:** Very Low Density Residential





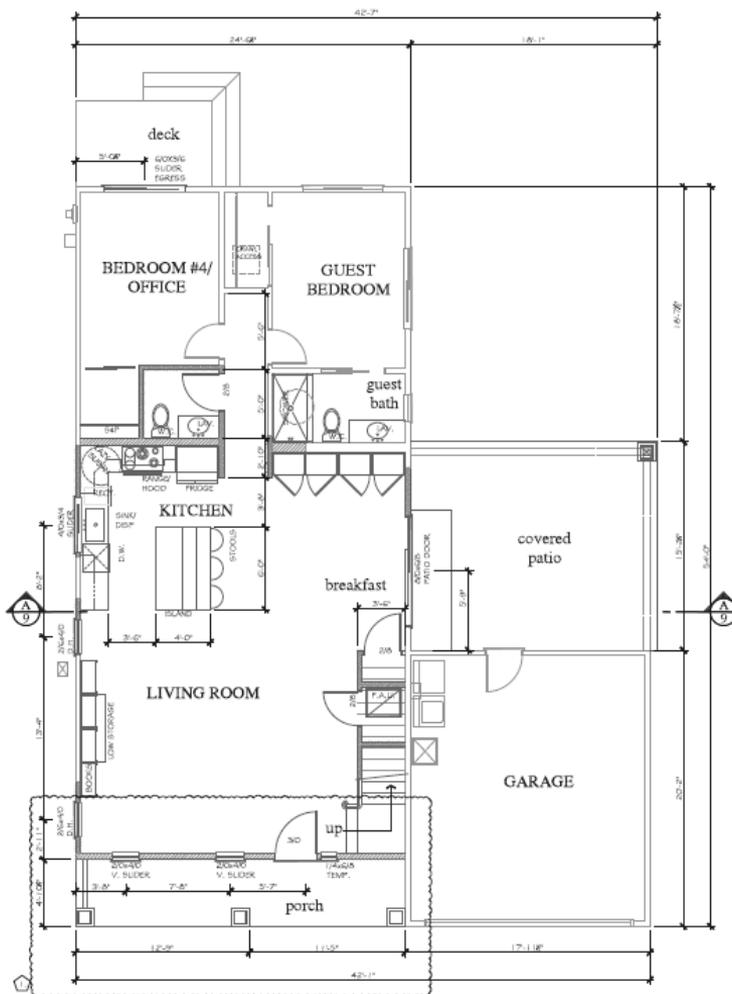
NOTE:
 ALL NEW EXTERIOR LIGHTING SHALL BE
 DIRECTED AWAY FROM NEIGHBORING
 RESIDENTIAL, COMMERCIAL AND PUBLIC
 STREETS WHEREVER FEASIBLE.

(P) NORTH SIDE ELEVATION 1/4" = 1'-0"

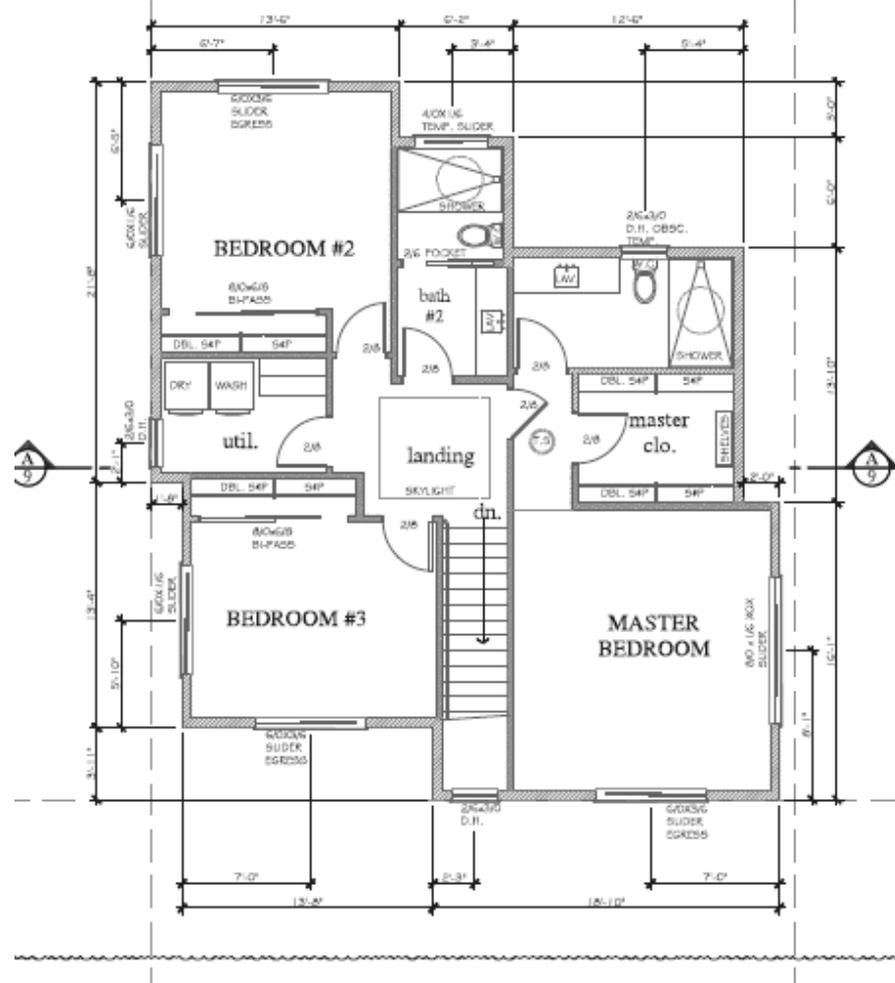
NOTE:
 ALL NEW EXTERIOR LIGHTING SHALL BE
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 STREETS WHEREVER FEASIBLE.

(P) SOUTH SIDE ELEVATION 1/4" = 1'-0"

Floor Plan



PROPOSED 1st FLOOR PLAN 1/4" = 1'-0"



PROPOSED 2nd FLOOR PLAN 1/4" = 1'-0"



Consistency with Design Guidelines / Objective Standards

The proposed project is consistent with the City's Single-Family Design Guidelines (2014):

- The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
- The second-story front wall is set 25 feet behind the front property line.
- Second-story right side windows have a five-foot windowsill height.
- The second floor is proposed to be 66% of the first floor, which is consistent with the guideline that second floor areas should not exceed 66% of the first-floor area.



CEQA Evaluation

The action being considered is **categorically exempt** from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - Existing Facilities), in that the project is a small addition to the existing single-family residence.



Recommendation

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - “Existing Facilities”), and

Approve the Architectural Review for a 97 Square Foot First Floor Addition and 1,030 Square Foot Second Floor Addition to an Existing 1,465 Square Foot One-Story Residence Resulting in a 2,592 Square Foot Two-Story Residence, located at 2195 Amethyst Drive, subject to the findings and conditions of approval.



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