



Development Review Hearing

Item # : 3
2165 Bray Avenue

June 18, 2025

Daniel Sobczak , Associate Planner



Request

Architectural Review for the demolition of an existing single-story residence and the construction a 2,560 square foot single-story residence located at 2165 Bray Avenue



Existing Site

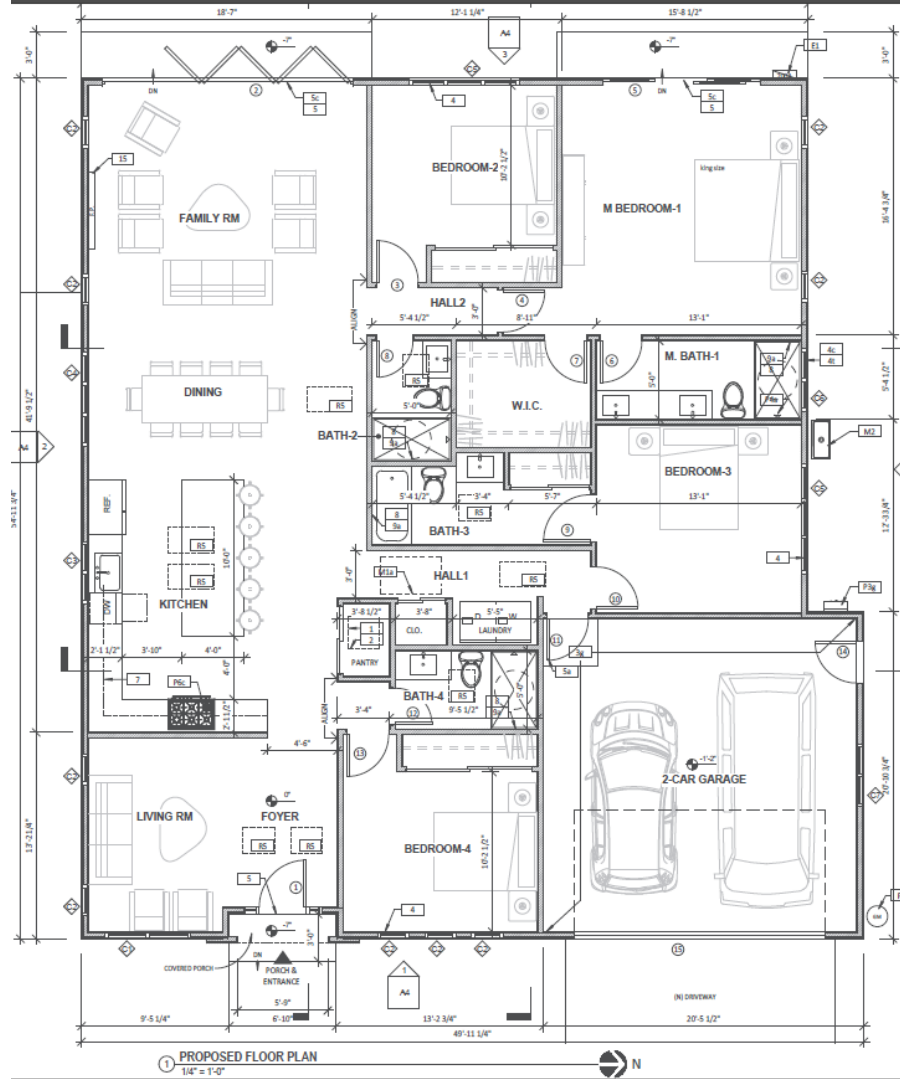
- **Size:** 6,564 Square Feet
- **Surrounding Uses:**
 - N: Single Family
 - S: Mixed-Use Regional Commercial
 - E: Single Family
 - W: Single Family
- **Zoning:** R1-6L - Single Family
- **General Plan Designation:** Very Low Density Residential





STREET VIEW (FRONT-LEFT)

Floor Plan





Consistency with Design Guidelines / Objective Standards

The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014) / Community Design Guidelines, in that:

- The project proposes a prominent front porch bordered by columns clad in wood veneered siding that enhance the entry.
- The architectural style and design of the proposed addition are true to the architectural form of the existing residence and for the neighborhood.
- The front of the proposed house is be oriented toward the primary street frontage and the applicant has placed an emphasis on the front porch / entry element.
- The proposed hipped roof form is derived from the existing home and neighborhood and increases the compatibility of the new construction with the neighborhood.



CEQA Evaluation

The project is found to be Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), in that the proposed project is for the construction of a new single-family residence on a vacant lot, which meets Class 3 exemption requirements.



Recommendation

- **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - “New Construction or Conversion of Small Structures”), and
- **Approve** the Architectural Review for the demolition of an existing single-story residence and the construction a 2,506 Square Foot Single-Story Residence, located at 2165 Bray Avenue, subject to the findings and conditions of approval.



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