



Development Review Hearing

**Item # 6:
3109 Alexander Avenue**

**August 20, 2025
Summer Foss, Assistant Planner**



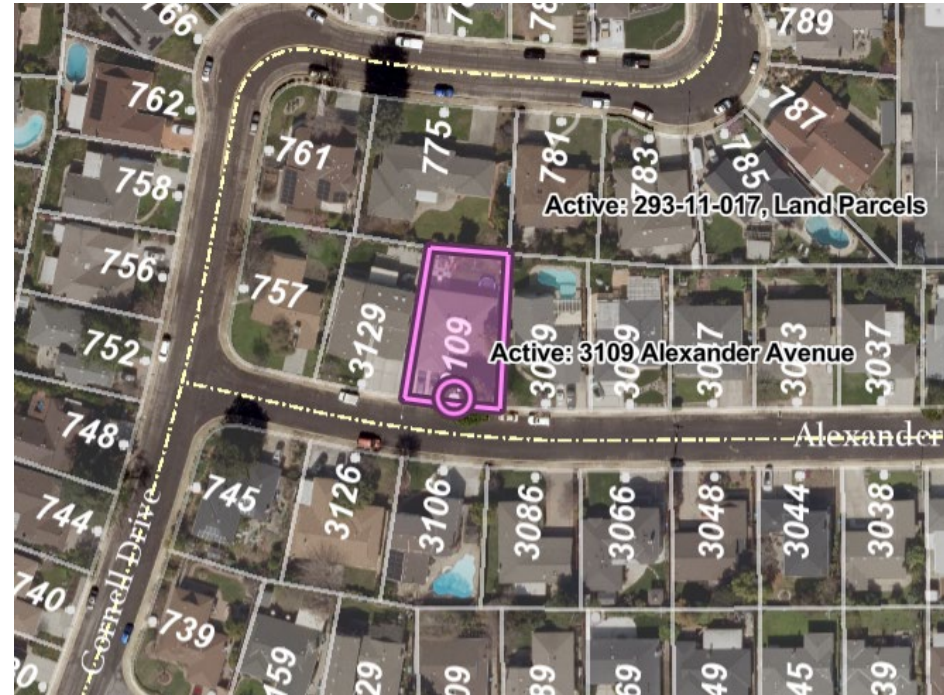
Request

- Architectural Review for a 349 square foot front addition to the existing one-story residence, a new 28 square-foot front entry porch and a 1,427 square foot second floor addition to the existing one-story residence resulting in seven bedrooms. and four and a half bathrooms.



Existing Site

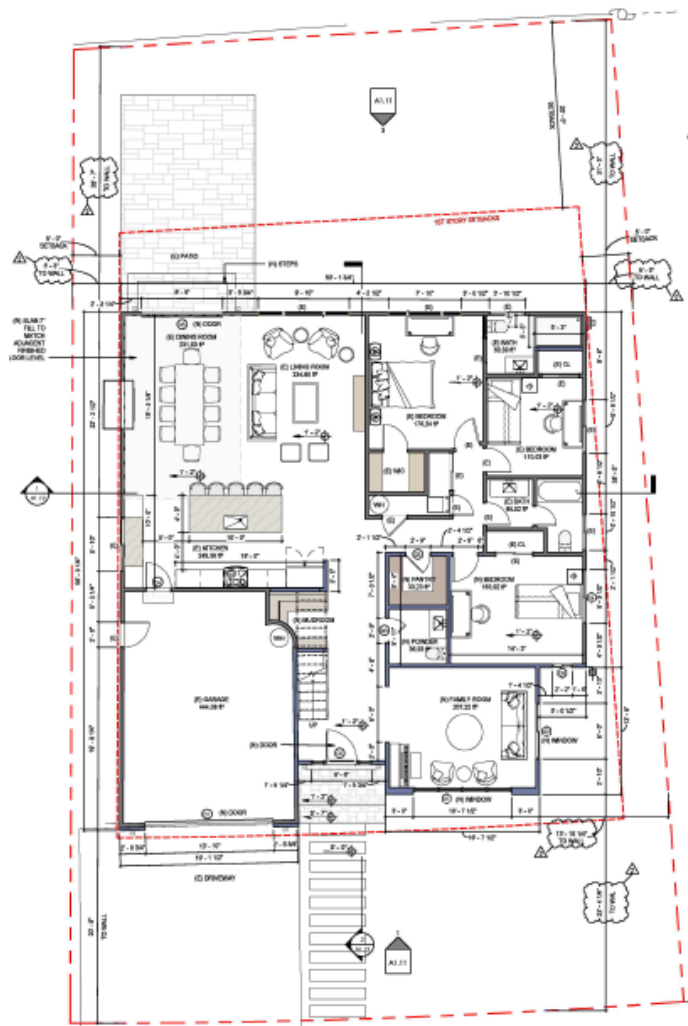
- **Lot Size:** 6,510 Square Feet
- **Surrounding Uses:**
 - N: Single Family
 - S: Single Family
 - E: Single Family
 - W: Single Family
- **Zoning:** R1-6L Single Family
- **General Plan Designation:** Very Low Density Residential



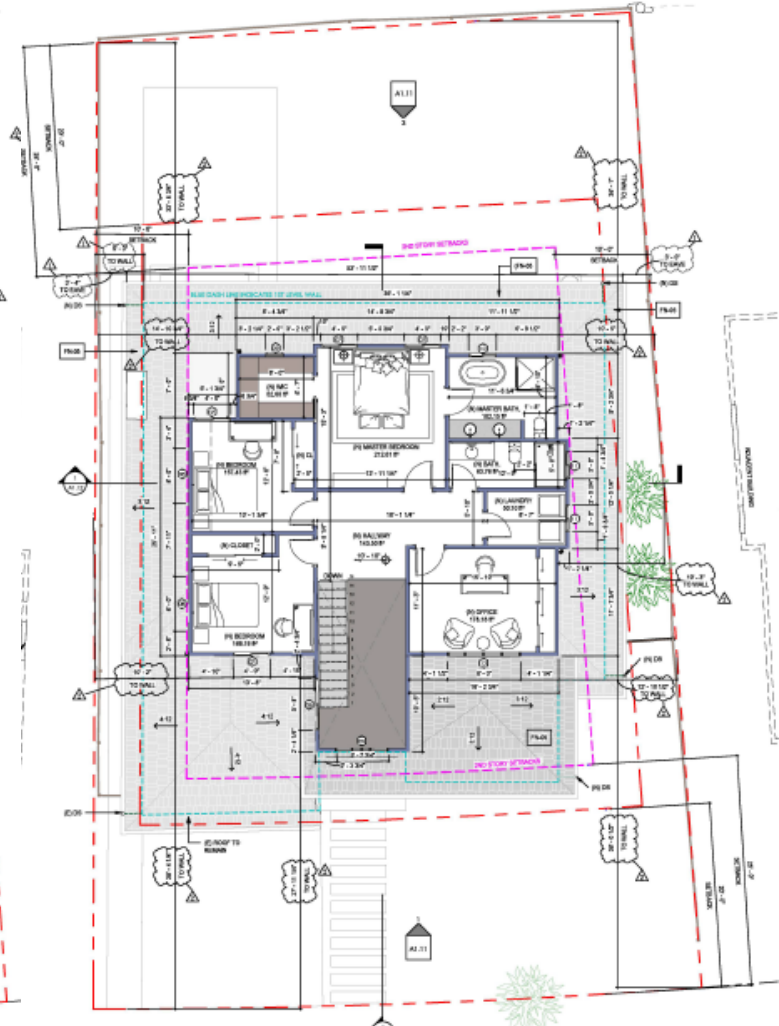


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Floor Plan



1 NEW FLOOR PLAN - LEVEL 1
3/16" = 1'-0"



1 NEW FLOOR PLAN LEVEL 2
3/16" = 1'-0"



Consistency with Design Guidelines / Objective Standards

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

- 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 27 feet and eleven inches behind the front property line.
- The second floor is proposed to be 54.82% 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 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 a 349 Square Foot First Floor Addition and a 1,427 Square Foot Second Floor Addition to the Existing 2,240 Square Foot One-Story Residence, resulting in a 4,004 Square-Foot Residence with Seven Bedrooms, Four and a Half Bathrooms at 3109 Alexander Avenue, subject to the findings and conditions of approval.



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