



Development Review Hearing

**Item 3:
520 Hilmar Street**

**July 9, 2025
Steve Le, Senior Planner**



Request

Architectural Review for demolition of the existing single-family residence and construction of a 2,259 square-foot four-bedroom, three-and-half bathroom two-story residence with an attached two-car garage located at 520 Hilmar Street within 200 Feet of Historic Properties.



Process

Historical and Landmarks Commission

Following March 6, 2025, and April 3, 2025, HLC hearings, HLC recommended denial of the project with the following considerations:

- Massing is larger than the adjacent residence and neighborhood residences along Hilmar Street.
- Ground floor front setback is closer to the street than the adjacent residence and neighboring residences along Hilmar Street.
- Second-story front setback is closer to the street than the adjacent residence and neighboring residences along Hilmar Street.
- Missing exterior detail material for Spanish style architecture.



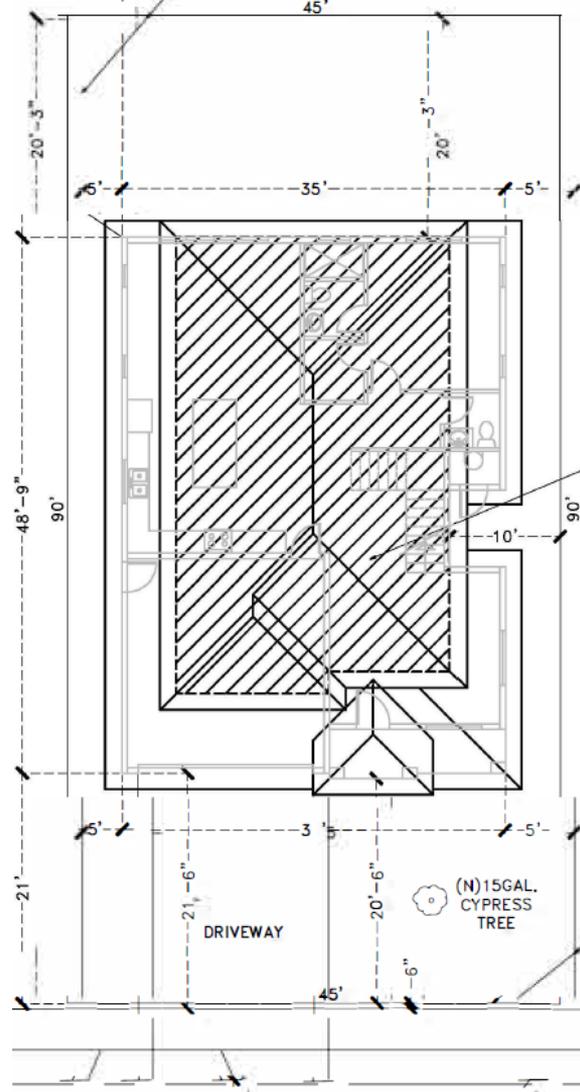
Existing Site

- **Lot Size:** 4,050 Square Feet
- **Surrounding Uses:**
 - **N:** Commercial
 - **S:** Single Family
 - **E:** Single Family
 - **W:** Single Family
- **Zoning:** R1-6L – Single Family
- **General Plan Designation:** Very Low Density Residential

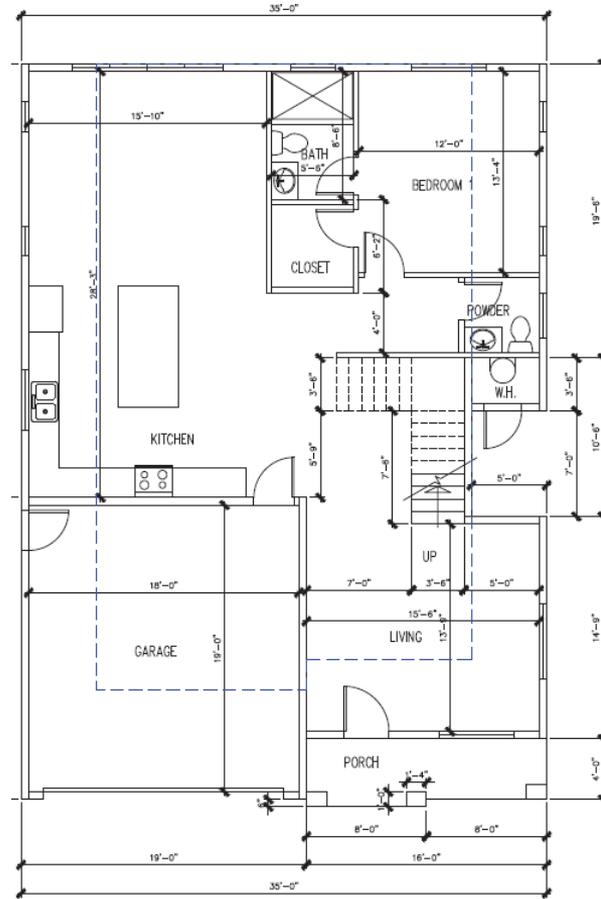




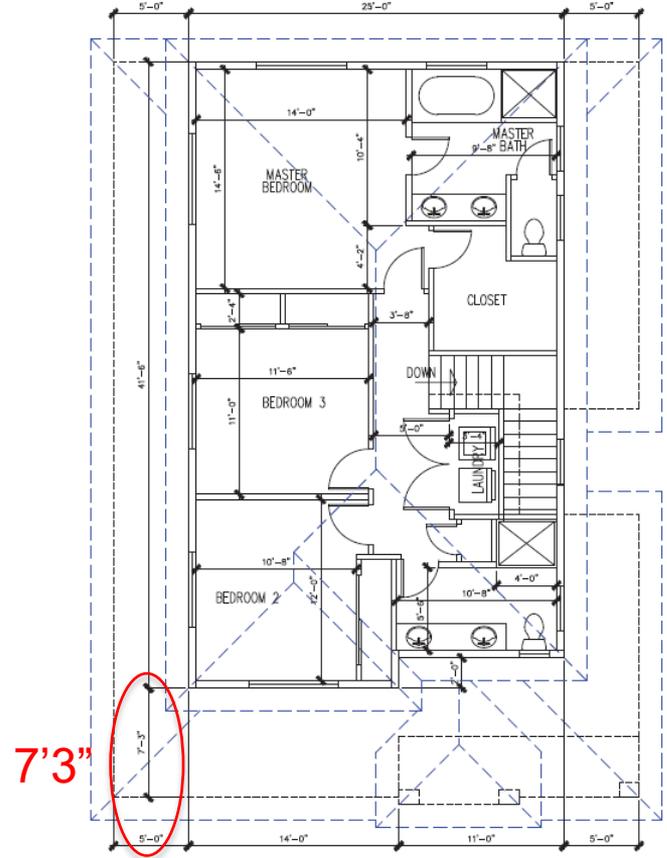
Site Plan



Floor Plan



1ST FLOOR PLAN



2ND FLOOR PLAN



Consistency with Design Guidelines / Objective Standards

The project is consistent with the City's Single-Family and Duplex Residential Design Guidelines, in that:

- The house's frontage and entrance 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.
- Second-story side windows are either obscured or have a five-foot windowsill height.
- The architectural features such as stucco siding, small front porch, and hip-style roof are common to the material and form along Hilmar Street.
- The second floor is proposed to be at 63% of the first floor, which is consistent with the guideline that second floor areas should not exceed 66% of the first-floor area.
- Applicant increased second-story front setback beyond the five feet setback to reduce second story mass from street view.



CEQA Evaluation

The project is found to be Categorical 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 modification of a proposed new single-family residence and the demolition of an existing single-story residence, 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 demolition of the existing single-family residence and construction of a 2,259 square-foot four-bedroom, three-and-half bathroom two-story residence with an attached two-car garage located at 520 Hilmar Street , subject to the findings and conditions of approval.



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