



Development Review Hearing

**Item # : 3
1783 Berna Street**

**October 15, 2025
Summer Foss, Assistant Planner**



Request

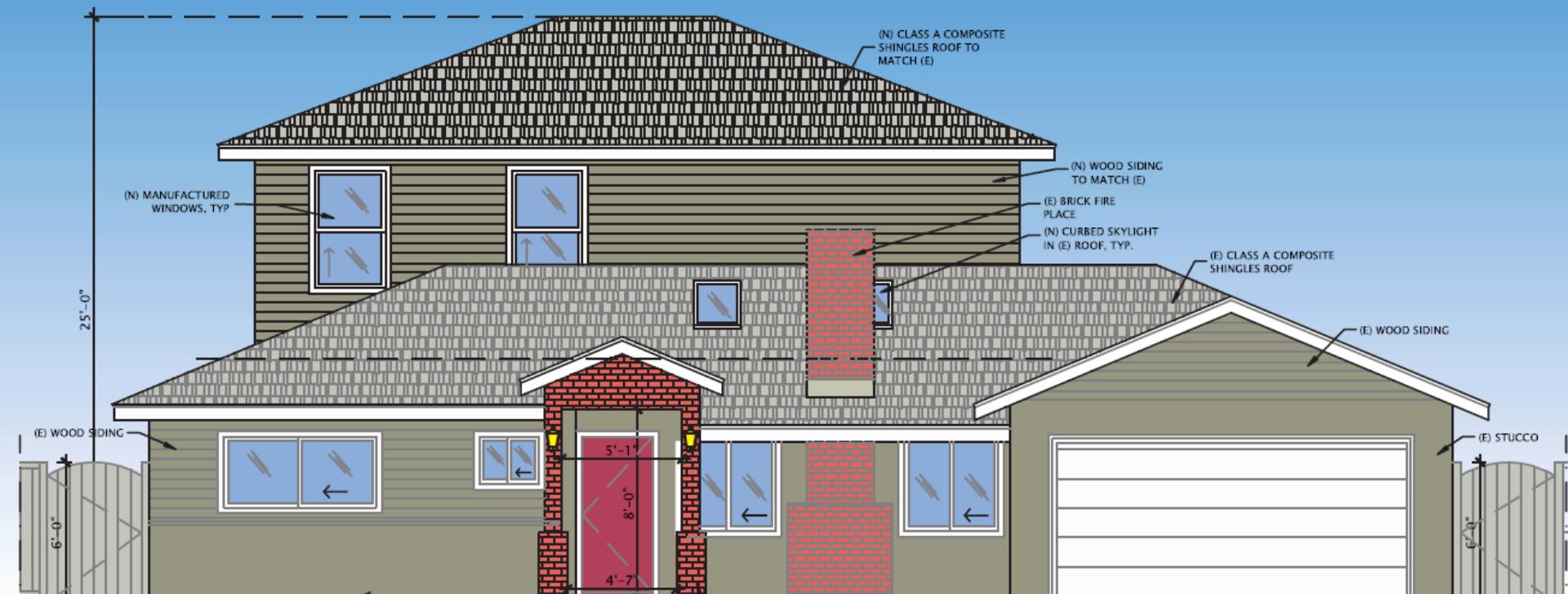
- **Architectural Review** for an 870 square foot first floor addition and 904 square foot second floor addition to an existing one-story residence resulting in a 3,245 square foot four-bedroom three-bathroom two-story residence.



Existing Site

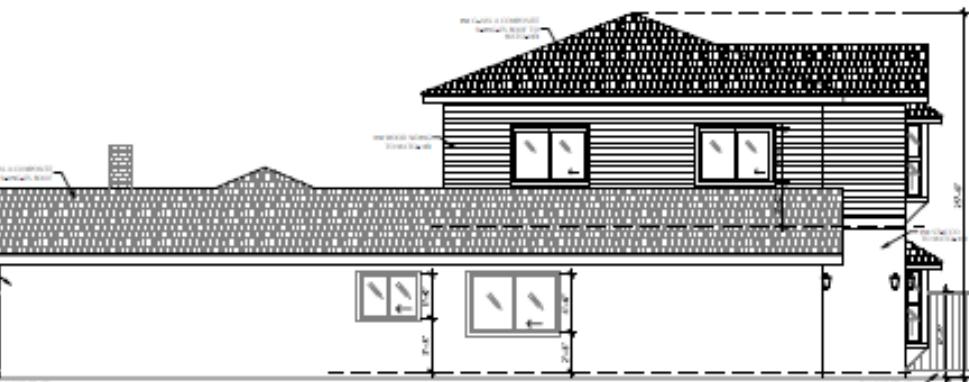
- **Lot Size:** 8,580 square foot
- **Surrounding Uses:**
 - **N:** Single Family
 - **S:** Single Family
 - **E:** Single Family
 - **W:** Single Family
- **Zoning:** R1-6L - Single-Family Residential
General Plan Designation: Very Low Density Residential







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PROPOSED SOUTH / SIDE ELEVATION

SCALE: 1/4" = 1' - 0"

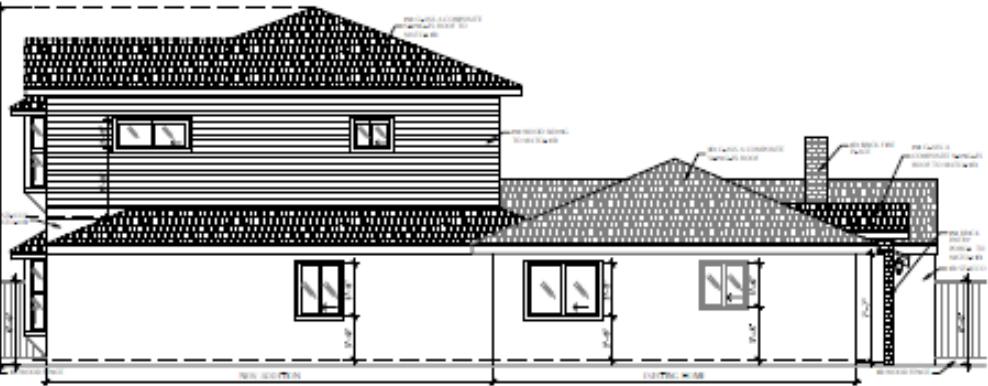


3 PROPOSED WEST / FRONT ELEVATION

SCALE: 1/4" = 1' - 0"



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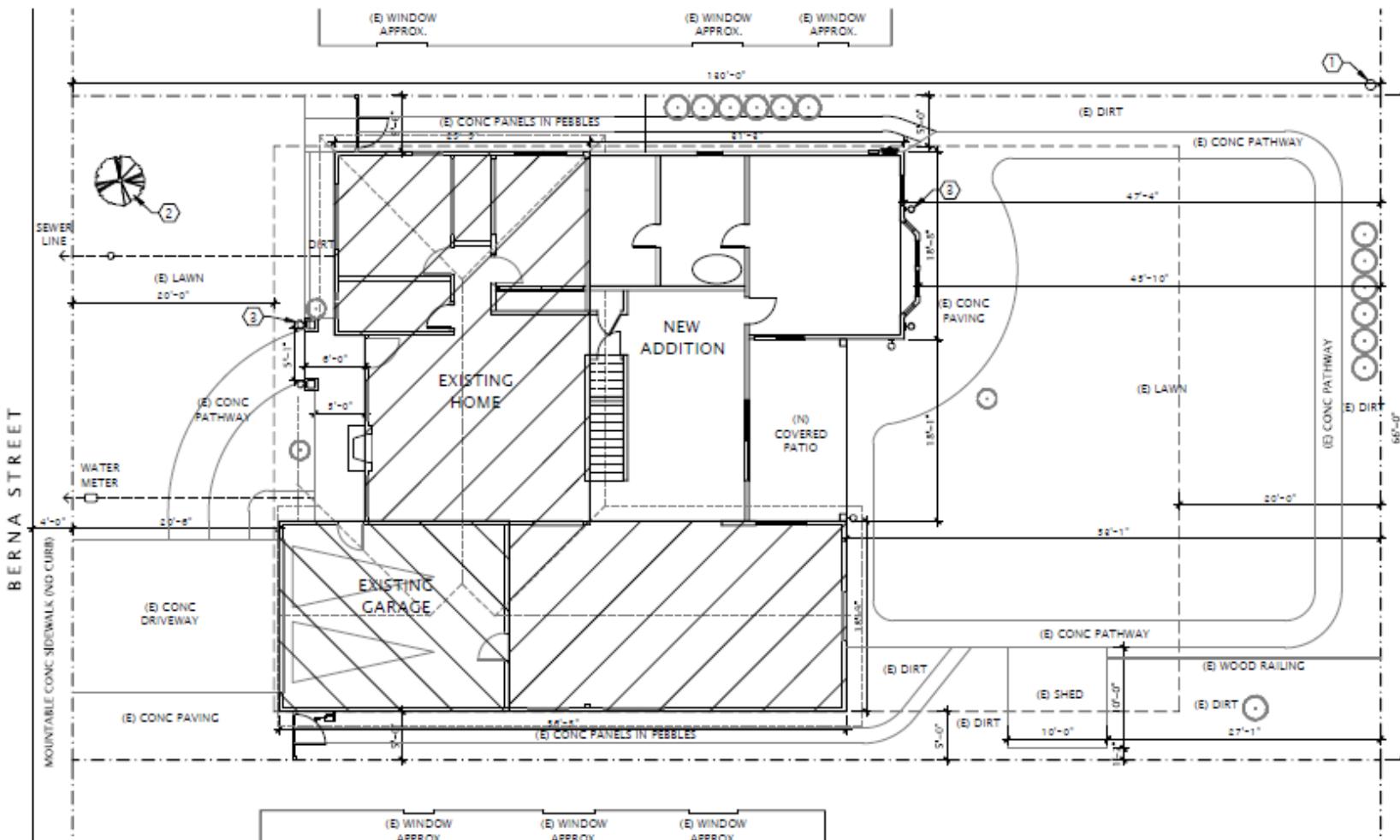
4 PROPOSED NORTH / SIDE ELEVATION

SCALE: 1/4" = 1' = 0"



5 PROPOSED EAST / SIDE ELEVATION

SCALE: 1/4" = 1' = 0"



2

PROPOSED SITE PLAN

A-0

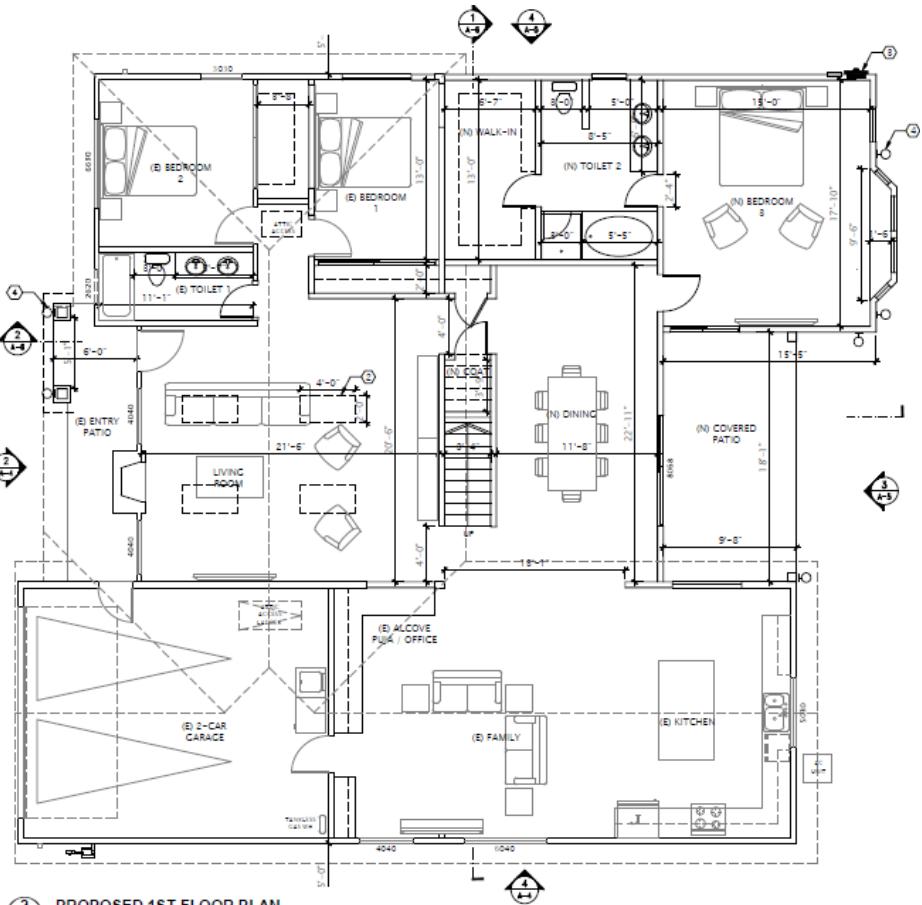
SCALE: 1/8" = 1' - 0"

(E) WINDOW
APPROX

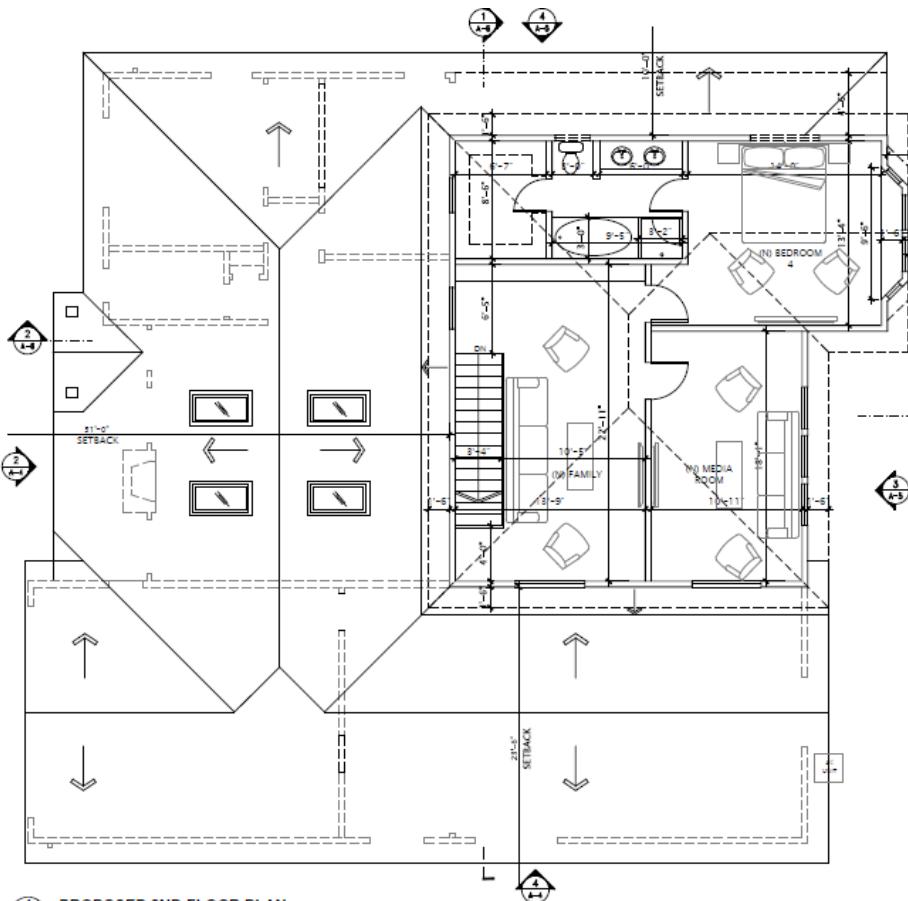
(E) WINDO
APPBOM

**(E) WINDOW
APPENDIX**

SCALE: 1/8" = 1' = 0"



2 PROPOSED 1ST FLOOR PLAN



1 PROPOSED 2ND 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 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 setback 51 feet behind the front property line.



Public Comments

- Staff received a comment that the neighbor is concerned about potential privacy impacts from the second story addition.



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 use consists of construction of new, small structures where only minor modifications are made in the exterior of the structure.



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 an 870 Square Foot First Floor Addition and 904 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,245 Square Foot Two-Story Residence located at 1783 Berna Street, subject to the findings and conditions of approval.



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