



Development Review Hearing

Item # : 4
**4939 Avenida De Los
Arboles**

November 19, 2025
Summer Foss, Assistant Planner



Request

- **Architectural Review** for an 800-square-foot, two-story attached accessory dwelling unit (ADU), proposed at the rear of an existing 2,069-square-foot one-story residence



Existing Site

- **Lot Size:** 6,100 square feet
- **Surrounding Uses:**
 - N: R1-6L
 - S: R1-6L
 - E: R1-6L
 - W: R1-6L
- **Zoning:** R1-6L Single Family Residential
- **General Plan Designation:** Very Low Density Residential





RIGHT



BACK

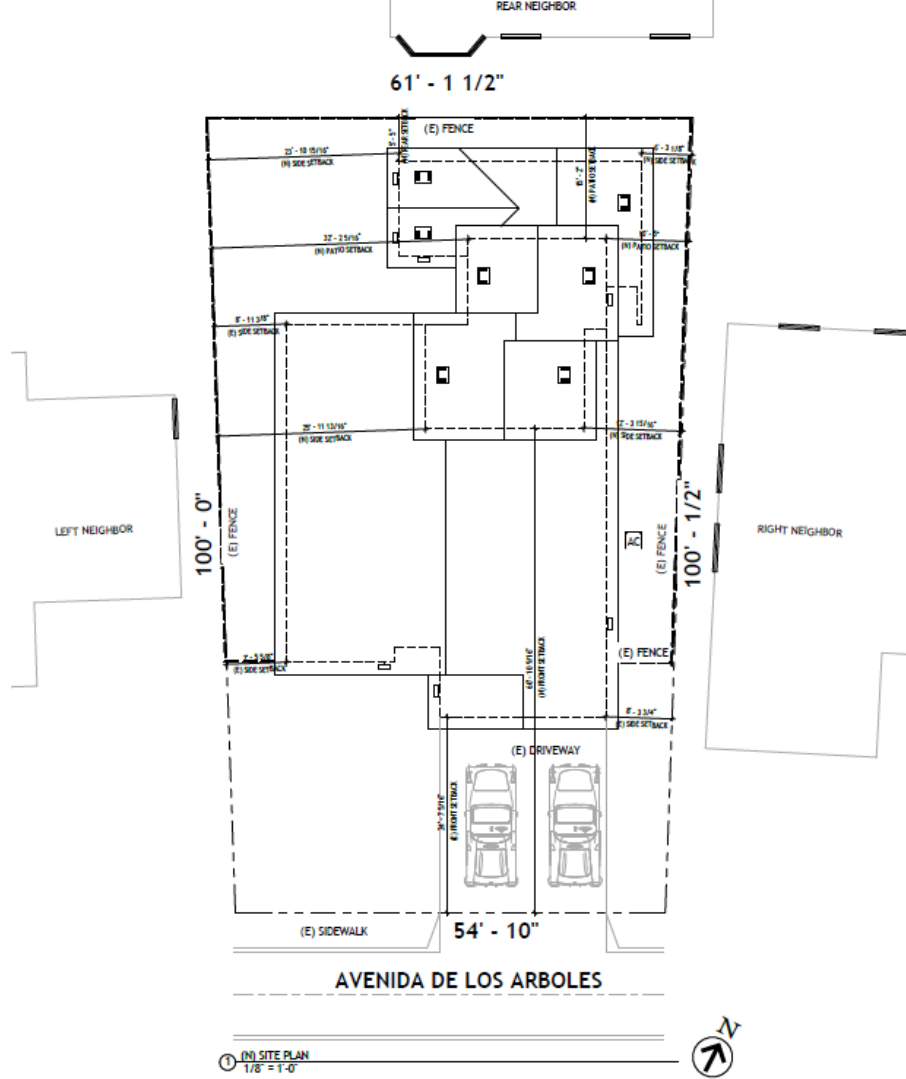


LEFT

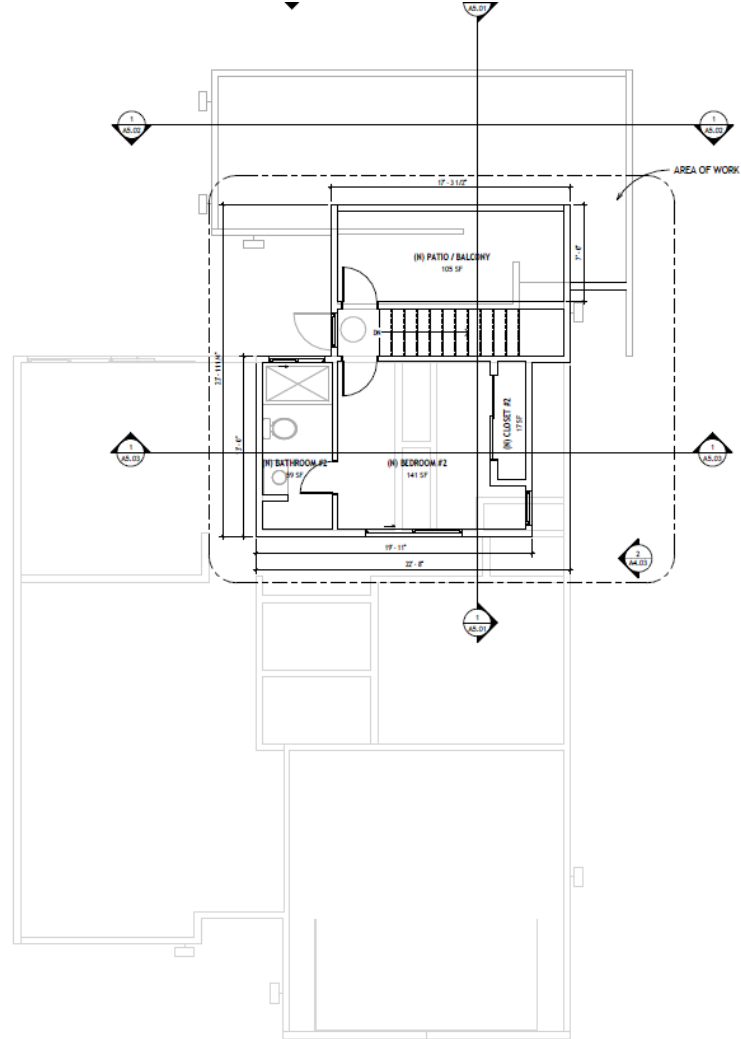
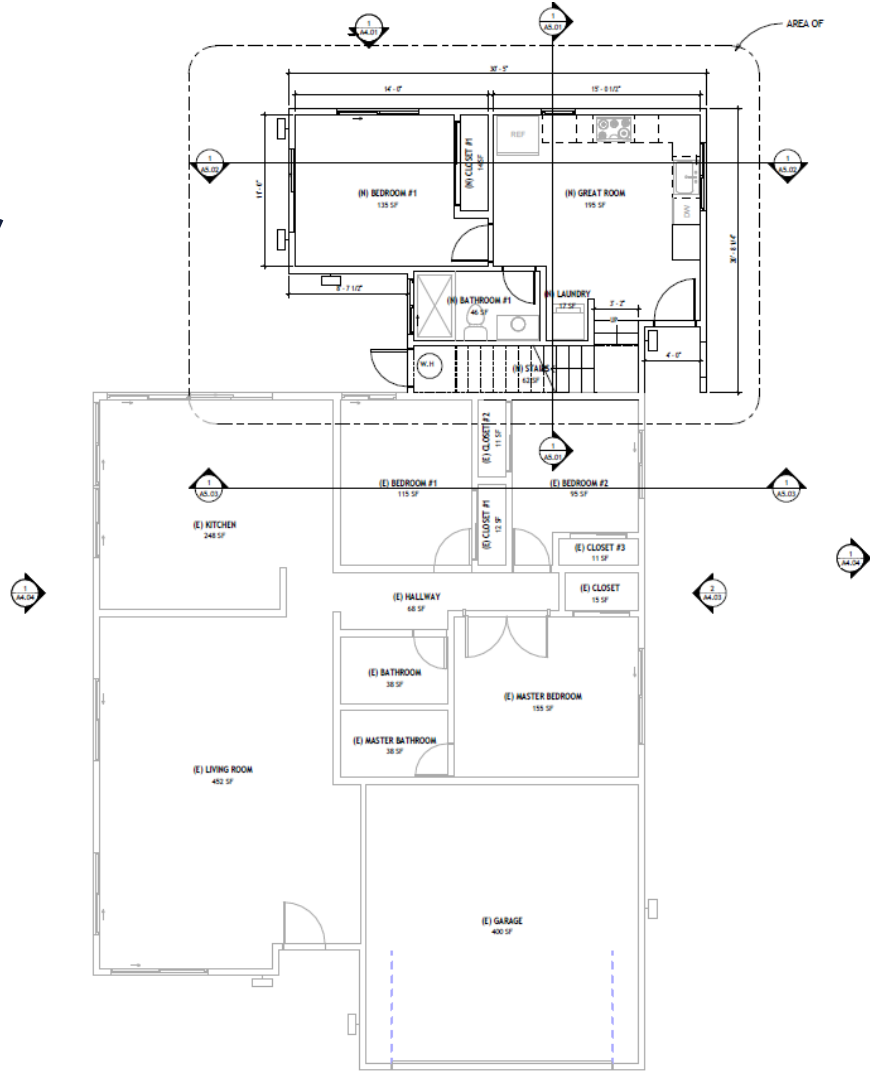


FRONT

Site Plan



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.



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 800-square-foot, two-story attached accessory dwelling unit (ADU), including a 105-square-foot second-story rear balcony, proposed at the rear of an existing 2,069-square-foot one-story residence.



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