



Development Review Hearing

**Item 6 : PLN25-00295
2892 Mesquite Drive**

November 19, 2025

Alex Tellez, Assistant Planner



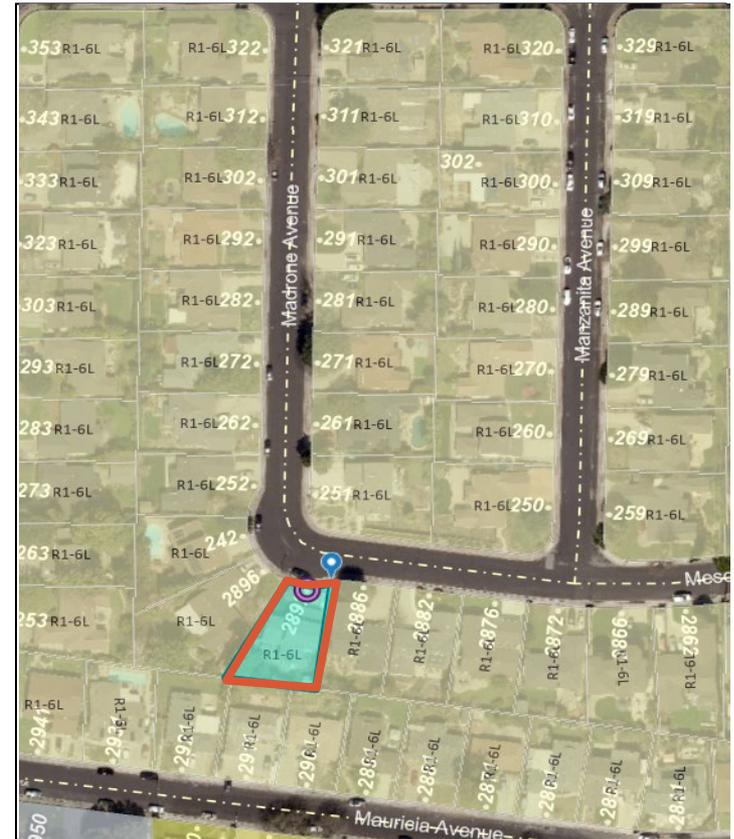
Request

- **Architectural Review** for a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage
- Per SCCC 18.120.020(D)(1), the request to expand an existing second story element requires Architectural Review approval through a Development Review Hearing.



Existing Site

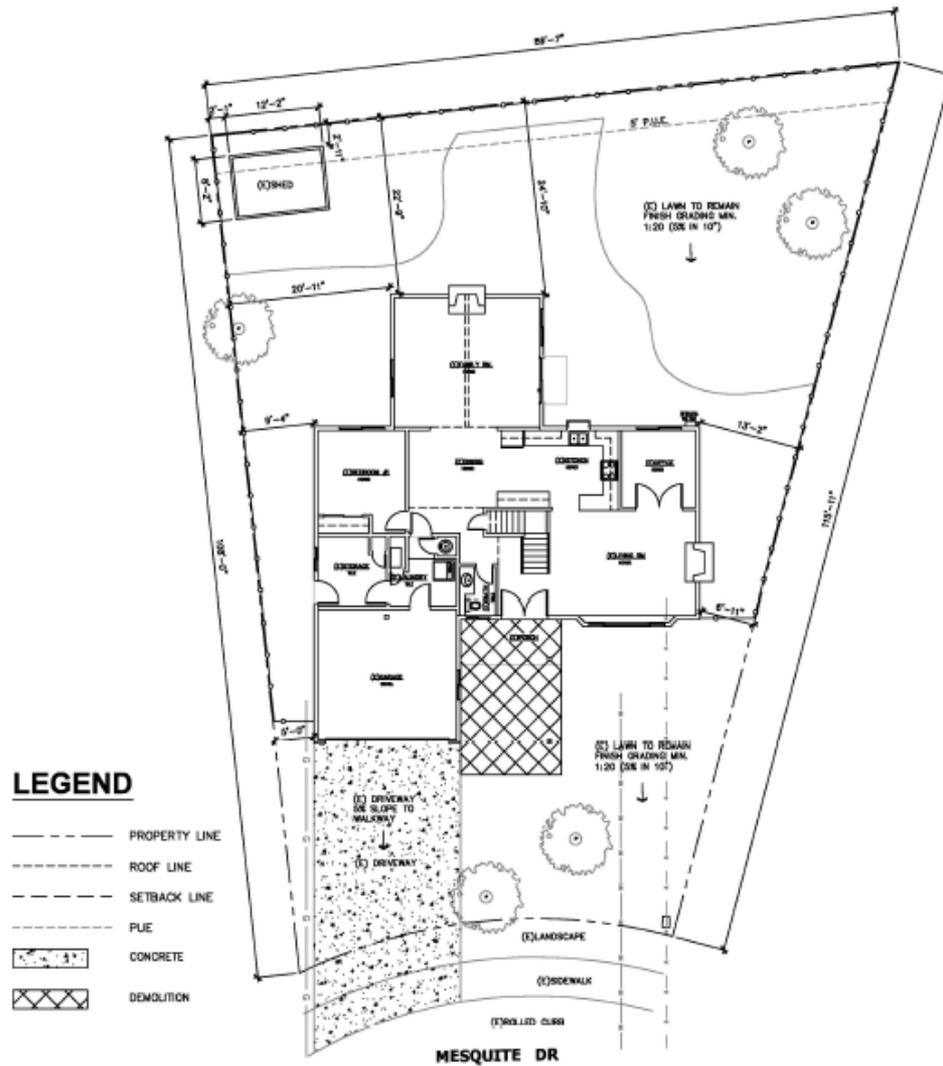
- **Acreage:** 0.17 (7,351 SF)
- **Surrounding Uses:**
 - **N:** Single-Family Residential (R1-6L)
 - **S:** Single-Family Residential (R1-6L)
 - **E:** Single-Family Residential (R1-6L)
 - **W:** Single-Family Residential (R1-6L)
- **Zoning:** Single-Family Residential (R1-6L)
- **General Plan Designation:** Very Low Density Residential



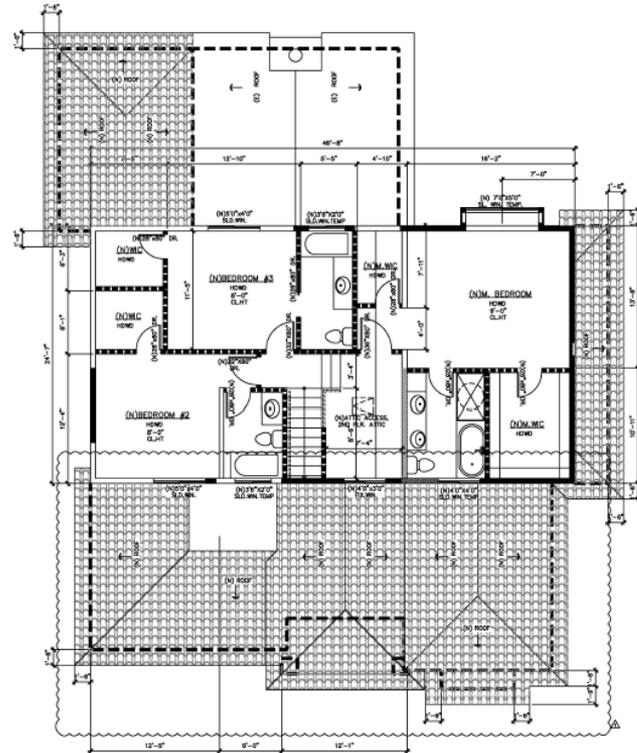
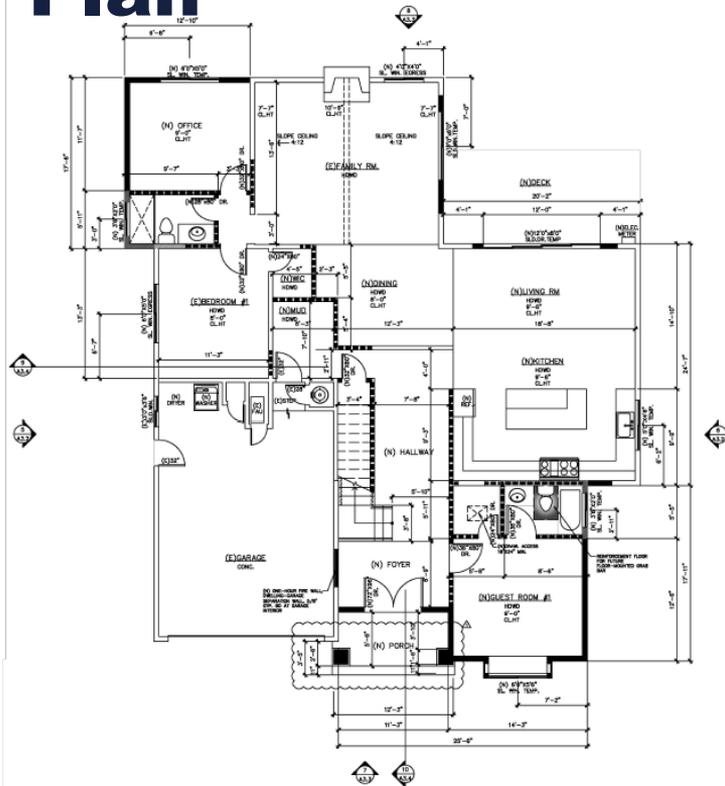
Rendering



Site Plan



Floor Plan





Consistency with Zoning Code

- The proposed construction complies with the R1-6L Zoning Districts development standards.
 - The proposal is consistent with SCCC 18.38.060D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep
 - The proposal is consistent with SCCC 18.10.030 as it meets the require first story setbacks, second story setbacks for the new construction.
 - The structure's height is at the maximum allowed at 25 feet



Consistency with Design Guidelines / Objective Standards

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

- Building height and bulk is appropriate relative to the neighborhood.
- The architectural features of the proposal are appropriate for the neighborhood
- The roof materials, building materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building.

The entry feature's height as proposed is higher than the rest of the first-floor roof line.

Staff recommends the following:

- The height of the entry feature be reduced to match the rest of the first floor or be below it.



CEQA Evaluation

- The project is found to be Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.



Public Contact

- A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 6, 2025, to 67 owners/tenants.
 - Staff received two public comments in opposition to the proposal after the staff report was written.
 - The comments were regarding the massing and size of the proposal and how it would reduce the concerns' privacy.



Recommendation

- **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and
- **Approve** the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval



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