



Meeting Date: March 21, 2018

File No(s): PLN2016-12235, PLN2016-12317

Location: 1075 Pomeroy Avenue, a 12,400 square foot project site located east side of Pomeroy Avenue, approximately 135 feet north of Benton Street, APN: 290-69-079; project site is zoned Low-Density Multiple Dwelling (R3-18D).

Applicant/Owner: Daryoush Marhamat

Request: **Referral from City Council on the Design Review** of four two-story single family detached residences; associated with request for Rezoning from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD), and Tentative Parcel Map.

CEQA Determination: Mitigated Negative Declaration

Project Planner: Steve Le, Assistant Planner

Recommendation: **Approve**, subject to conditions.

Project Data

	Existing	Proposed
General Plan Designation	Low Density Residential	Same
Zoning District	Low-Density Multiple Dwelling (R3-18D)	Planned Development (PD)
Land Use	Single-Family Residence	Four Detached Single-Family Residences
Lot Size	12,400 sf	Same
Building Square Footage (sf.)	Approximately 2,123 sf (excludes garage)	Two Type A: 1,670 sf per dwelling (excludes garage) Two Type B: 1,783 sf per dwelling (excludes garage)
Maximum Building Height	Approximately 15 ft.	24 feet and 1 inches
Parking	Two-car garage	Four two-car garage and two uncovered guest parking spaces

Points for consideration for the Architectural Committee

Attached to this report is the applicant's response to the following recommendation from the residents of Pomeroy Green and Pomeroy West.

1. No sliding door from the garage.
2. Redesign second floor plan to avoid egress windows facing the south side neighbors. Clear story windows are okay for sunlight.
3. Add conditions of approval to restrict the use of the garage for parking only.
4. Increase setback on the north and south side to 20 feet.
5. Redesign as an attached multifamily residences for more setback form all property lines.
6. Incorporate vertical siding instead of horizontal siding.
7. Lower the height closer to 19 feet similar to the Pomeroy Green's height.
8. No divided light windows.
9. Incorporate carport instead of garage.
10. Redesign window size and type to create a more uniform design and distribution.
11. Design a flat roof for the front porches instead of a low pitch slope.
12. No stone veneer for the chimney.

13. No stone veneer for wainscoting.

Findings

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The project provides two covered parking spaces for each dwelling and two guest parking on site.
 - It will provide adequate infrastructure in size and capacity to support the proposed use.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
 - There is no expansion of the parking or intensification of use that would cause significant increased traffic congestion or hazards.
 - Public streets are adequate in size and design to serve each proposed single-family residence, and the use will not create a substantive increase in traffic.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - The development includes four two-story home that are consistent with the scale and general design characteristic of the surrounding neighborhood.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
 - The project would be subject to the California Building Code and City Code requirements.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*
 - The development is compatible in scale and character with the housing mass that are typical in the neighborhood.

Conditions of Approval:

- 1) Comply with all Conditions of Approval provided with the Rezoning application (PLN2016-12235)
- 2) The two covered parking spaces in the proposed attached garage shall remain open and accessible for two parking spaces.

Attachments (2)