



**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**

	<b>Existing</b>	<b>Proposed</b>
<b>General Plan Designation</b>	Low Density Residential	Same
<b>Zoning District</b>	Low-Density Multiple Dwelling (R3-18D)	Planned Development (PD)
<b>Land Use</b>	Single-Family Residence	Four Detached Single-Family Residences
<b>Lot Size</b>	12,400 sf	Same
<b>Building Square Footage (sf.)</b>	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)
<b>Maximum Building Height</b>	Approximately 15 ft.	24 feet and 1 inches
<b>Parking</b>	Two-car garage	Four two-car garage and two uncovered guest parking spaces

**Points for consideration for the Architectural Committee**

- HLC recommends the following for Council consideration:
  - Consider the neighborhood properties (i.e. Pomeroy Green and Pomeroy West) as eligible for historical designation based on criteria in the California Register of Historical Resources and criteria A, B, and C of the City's recently adopted historic preservation ordinance;
  - Redesign the proposed project to increase setbacks and reduce shade impacts, lower roof slope, lower overall height, reduce use of stucco finish, replace horizontal siding, provide carports instead of garages, and synchronize window geometry;
  - Conduct a staff facilitated community meeting to review the design and find an agreeable solution; and
  - Return to Historical and Landmarks Commission for review and recommendation.
- The Planning Commission recommended the following conditions for Council consideration:
  - CC&Rs shall include fines for not using the garages as parking spaces for vehicles;

- CC&Rs shall include fines for not keeping the garages free of clutter for two-parking spaces;
  - CC&Rs shall include an installation of a parking sign with time limitation for guest parking; and
  - CC&Rs shall include fines for over staying in the guest parking spaces.
- City Council approved the IS/MND, but the rezone which includes the proposed setbacks and design is pending for recommendation from the Architectural Review Committee.
- Second story windows that may impact privacy are the egress windows of Bedroom #3 on the second floor of Type A and Type B. Although there are ample trees on the neighbor's site and there are proposed trees on the project site, this is not a long term solution. Consider reconfiguring the floor plan to avoid having a second story window fronting the closes neighbors to the south.

### **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.