



Meeting Date: June 19, 2019

File: PLN2019-13808

Location: 2892 Sycamore Way, a 11,589 square foot lot at the southwest side of Sycamore Way before it turns into Bancroft Street; APN: 293-21-010; property is zoned Single-family Zoning District (R1-6L).

Applicant: Masoud Bashi

Owner: Lei Xu

Request: **Continued Architectural Review** of the proposed demolition of a 2,197 square foot four bedrooms and two bathrooms residence with an attached two-car garage, and construct a new 3,450 square foot two-story residence with five bedrooms, three and a half bathrooms, and an attached two-car garage. The item was continued from April 17, 2019 Architectural Committee meeting.

CEQA Determination: Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures

Project Planner: Steve Le, Assistant Planner I

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

Project Data

Lot Size: 11,589			
	Existing Floor Area (sq. ft.)	Demolition/ Addition (sq. ft.)	Proposed Floor Area (sq.ft.)
First Floor	2197	-2197/2074	2074
Second Floor	n/a	1376	1,376
Porch cover	-	145.5	145.5
Garage	504		504
ADU First Floor	n/a	n/a	
ADU Second Floor	n/a	n/a	
Gross Floor Area	2,701	3,560	3,989.5
Lot Coverage	2,701/11,589= 23%		2855.5/11,589= 24.6%
F.A.R.	2,701/11,589= 0.23		3,989.5/11,589= .34
% of 2 nd floor to 1 st floor	n/a		1,376/2,578= 53.3%
Bedrooms/Baths	4/2.5	1/1	5/3.5

Points for consideration for the Architectural Committee

- The revised plans provide changes, listed below, that address the Architectural Committee's recommendations from the April 17, 2019 hearing.
 - Number of bathrooms was reduced to 3 ½ from the previous 5 ½.
 - All second-story windows on the two sides of the house were revised to have a five-foot window sills height.
 - Removed one of the gable roof to a hip roof to be more consistent with the second-story form of the neighborhood.
 - Added stone veneer to garage and porch columns to provide similar exterior features as other residences.

- One of the two balconies was removed in response to community concerns. The remaining balcony incorporate a five-foot solid wall on the south side to further prevent privacy concerns.
- The porch entry height is consistent with the Single-family Design Guideline with no more than two feet separation between the entry eave line and the first floor eave line.
- The second-story exterior walls have variety of step back from the exterior wall of the first floor to reduce mass and bulk.
- Should the project gets approved, the operation of short-term rental would stop during the months of construction period. The comprehensive zoning code update is anticipated for adoption in early 2020 with more detail on the limitation and requirements of short-term rental.
- Denial of the project would not provide any legal ground to cease the current operation of short-term rental because the City does not currently have regulations addressing this matter, and the use is not illegal under local, state, or federal law.
- There are no active City code enforcement cases for this property.
- 300-foot neighborhood notice was distributed for this project review.

Findings supporting the Staff Recommendation

- 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 development provides two covered parking spaces on site with adequate driveway access.
- 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;*
 - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create a substantive increase in traffic.
 - Construction of a new single-family home will enhance the property and the neighborhood.
- 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 Project Site is in a neighborhood with predominately ranch styles homes with one- and two-story height.
 - The Project is proposing to construct a new two-story ranch style residence while keeping within the scale and general building form of other residences in the 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.
 - All second-story windows on the sides of the building have a minimum five-foot window sill height to prevent privacy concerns for adjacent neighbors.
 - The proposed balcony in the rear incorporate a five-foot solid wall on the south side to prevent privacy concerns for the adjacent neighbor to the south.

- 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 City's Design Guidelines require second floor area to not exceed 66% of the first floor area; the proposed second floor is 53% of the first floor and it is compatible in scale and form with other residences in the neighborhood.

Conditions of Approval:

- 1) Garage or carport shall be maintained clear and free for vehicle parking use at all times. It shall not be used as only storage.
- 2) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
- 3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- 4) Rehabilitate the front yard landscaping between the fence and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- 5) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 6) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- 7) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.

Attachments:

1. Revised Development Plans 6.19.19
2. Public Comments Received After 4.17.19