



Legislation Details (With Text)

**File #:** 21-1161      **Version:** 1      **Name:**  
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**File created:** 8/23/2021      **In control:** Development Review Hearing  
**On agenda:** 9/15/2021      **Final action:**  
**Title:** Action on the new construction of 2,690 square feet 4 bedroom 3.5 bathroom two-story single family residence at 615 Armanini Avenue

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Development Plan, 2. Project Data

Date	Ver.	Action By	Action	Result
9/15/2021	1	Development Review Hearing		

**REPORT TO DEVELOPMENT REVIEW HEARING**

**SUBJECT**

Action on the new construction of 2,690 square feet 4 bedroom 3.5 bathroom two-story single family residence at 615 Armanini Avenue

**File No.(s):** PLN21-15082

**Location:** 615 Armanini Avenue, a 5,731 square feet lot on the north corner of Forbes Avenue and Armanini Avenue; APN: 294-08-020; property is zoned Single-family Residential (R1-6L).

**Applicant:** Ruth Opatola

**Owner:** Larry & Elizabeth Edwards

**Request:** Architectural Review of the demolition of an existing 553 square foot 2 bedroom 1 bathroom one-story single family residence and the new construction of a 2,690 square foot 4 bedroom 3.5 bathroom two-story single family residence with a new 419 square foot attached two-car garage.

**Project Data - see Attachment 2 for full-sized table**

Lot Size: 5,731 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
<b>First Floor</b>	553	-553/+1,590	1,590
<b>Second Floor</b>	n/a	1,100	1,100
<b>Garage</b>	301	-301/+419	419
<b>Gross Floor Area</b>	854		3,109
<b>Lot Coverage</b>	854/5,731 = 15%		2,009/5,731 = 35%

<b>F.A.R.</b>	854/5,731 = 0.15		3,109/5,731 = 0.54
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor</b>	n/a		1,100/2,009 = 55%
<b>Bedrooms/Baths</b>	2/1		4/3.5
<b>Flood Zone</b>	X		X

Points for consideration

- The project includes the demolition of an existing 854 square foot one-story single family residence and the new construction of a 2,690 square foot 4 bedroom 3.5 bathroom two-story single family residence.
- The second story is 55% of the first-floor area.
- The proposed second story is stepped back more than 5 feet from all sides of the first floor walls.
- The material of siding of the proposed residence will consist wood siding with composition shingle roofing.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active code enforcement cases for this property.

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 proposal provides the required two covered parking spaces within a new 419 square-foot two car garage.
  - The required parking spaces are not located in the required front yard or side yard landscaped areas.
  - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.
  
- 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;*
  - The proposed new residence resulting in 4 bedrooms and 3.5 bathrooms would not create traffic congestion or hazards.
  - 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.
  
- 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 proposed development is a two-story home that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of

primarily one and two-story residences.

- 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 is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
- 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 project would create a house design that is compatible scale and character with the housing types that are typical in the neighborhood as the proposed two-story design of the subject property will have similar massing and height to the adjacent properties.

**Conditions of Approval:**

- 1) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for 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 Community Development.
- 4) Maintain the front yard landscaping between the house 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) The applicant shall plant and maintain a street tree in the front yard. Tree shall be planted prior to the final inspection by the Building division and verified by planning staff.
- 6) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 7) 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.
- 8) 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.

**ENVIRONMENTAL REVIEW**

Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

**FISCAL IMPACT**

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

### **PUBLIC CONTACT**

On September 2, 2021, a notice of public hearing of this item was posted 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

### **RECOMMENDATION**

**Approve** the new construction of a 2,690 square feet 4 bedroom 3.5 bathroom two-story single family residence for the property located at 615 Armanini Avenue, subject to conditions.

Prepared by: Tiffany Vien, Assistant Planner, Community Development

Approved by: Gloria Sciara, Development Review Officer, Community Development

### **ATTACHMENTS**

1. Development Plan
2. Project Data