



Legislation Details (With Text)

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Title: Action on a 499 square-foot addition and interior remodel to an existing 2,211 square-foot, four-bedroom and two-bathroom residence involving significant demolition at 508 Bancroft Street.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plans, 2. Project Data, 3. PMM Staff Presentation

Date	Ver.	Action By	Action	Result
6/8/2022	1		Development Review Hearing	

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 499 square-foot addition and interior remodel to an existing 2,211 square-foot, four-bedroom and two-bathroom residence involving significant demolition at 508 Bancroft Street.

File No.: PLN22-00171

Location: 508 Bancroft Street, a 7,821 square-foot lot on the east side of Bancroft Street, approximately 220 feet south of Forbes Avenue; APN: 293-21-004; the property is zoned Single-Family Residential (R1-6L).

Applicant: LAVAN Construction

Owner: Robert Starkey

Request: Architectural Review of a 499 square-foot addition to an existing four-bedroom and two-bathroom, single-story residence with 2,211 square feet of living area. The proposal involves significant demolition of exterior and interior walls to construct a four-bedroom residence with three-bathrooms, 2,258 square feet of living area, 133 square foot front porch, and 452 square foot attached garage area.

Project Data - see Attachment 2 for full-sized table

Lot Area: 7,821 sq. ft.				
	Existing Floor Area (sq. ft.)	Interior Demolition (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)

First Floor	1,701	1,701	499	2,258
Porch	290	290	133	
Garage	510	58		452
Gross Floor Area	2,564			2,906
Lot Coverage	2,564/7,821=32%			2,906/7,821=37%
Bedrooms/Bath	4 / 2			4 / 3
Flood Zone	X			X

Points for Consideration

- The proposal involves significant demolition of exterior and interior walls of the home provide expanded living space and kitchen, a new bathroom, and reconfiguration of the bedrooms in a contemporary ranch style design.
- The design raises the top plate height from 7 feet 10 inches to 9 feet in height. The ridge height is raised from 13 feet 9 inches to 17 feet.
- A prominent front porch entry and two dormers in the front are added, and the reverse gable roof is carried over in the design. Stucco and natural materials are integrated into the exterior finish and is capped by the standing seam metal roof.
- The proposed project is in compliance with the R1-6L development standards for new construction; is consistent with the Single-Family Residential Design Guidelines; and is compatible with neighboring homes along the streetscape.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.

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 development provides the required two car covered parking spaces.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line.
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 project includes a condition to maintain the garage clear and unobstructed for parking of two vehicles.
 - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an 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 proposal retains and augments the ranch-style architecture of the existing home and is compatible with homes in the neighborhood for building form and architecture.
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, in that;*
- The proposed addition includes a stucco finish and natural materials to match the existing building elevations to match the existing home.
 - The proposed project is compatible in scale and character of homes present in the neighborhood.

Conditions of Approval

- 1) Permit Expiration. This Architectural Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer.
- 2) Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. **PLN22-0171**, on file with the Community Development Department, Planning Division.
- 3) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 4) 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.
- 5) 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, including the disconnection of roof downspouts to drain over landscaped yards on site.
- 6) The garage shall always be maintained clear and free for parking of two vehicles. It shall not be used only for storage.

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 May 26, 2022, 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 proposed addition to an existing single-family residence resulting in a four bedroom and three bathrooms home at 508 Bancroft Street, subject to conditions.

Prepared by: Meha Patel, Assistant Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Development Plan
2. Project Data