



Legislation Details (With Text)

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Title: Action on a proposed 388 square-foot attached Accessory Dwelling Unit (ADU) for the property located at 2327 Glendenning Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plans, 2. Project Data

Date	Ver.	Action By	Action	Result
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REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a proposed 388 square-foot attached Accessory Dwelling Unit (ADU) for the property located at 2327 Glendenning Avenue

File No.(s): **PLN22-00166**

Location: **2327 Glendenning Avenue**, a 5,700 square foot lot located on the north side of Glendenning Avenue, approximately 150 feet west of Los Padres Boulevard; APN: 303-05-053; the property is zoned Single-Family Residential (R1-6L).

Applicant: Yin Su

Owner: Le An and Xiaojing Chen

Request: **Architectural Review** of a 388 square foot attached Accessory Dwelling Unit (ADU) outside of the building envelope. The proposed ADU is a studio with a bathroom, kitchen, and an exterior entrance. The existing single-family residence is 1,624 square feet with a two-car garage, three bedrooms, two bathrooms, and a proposed 124 square foot office addition.

Project Data

Refer to Attachment 2 for the Project Data Table.

Points for Consideration

- The project includes a 388 square foot attached Accessory Dwelling Unit (ADU) located outside of the building envelope to the rear of the existing single-family residence. As proposed, the ADU provides a 5' rear setback where 20' is required for the main dwelling unit. The proposed ADU maintains a side setback of 5'.
- An attached ADU does not need to meet the 20-foot rear setback of the base zoning district

(R1-6L) because State law (Gov. Code, § 65852.2) allows minimum ADU setback standards to be reduced to 4-foot in the rear yard.

- A neighborhood notice was distributed to properties within a 300-foot radius of the subject site for this project review.
- There are no active code enforcement cases for this property.

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 proposal provides the required two covered parking spaces with an existing 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 attached ADU would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed ADU, 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 ADU located to the rear of the main residence is consistent with the scale and design found in 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 in scale and character with the housing types that are typical in the neighborhood as the proposed design of the ADU will have similar massing and height to the adjacent properties.

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) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
- 3) 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. PLN22-00070, on file with the Community Development Department, Planning Division.
- 4) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 5) 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.
- 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

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301-Existing Facilities, in that the project is limited to a small addition to the existing single-family residence.

PUBLIC CONTACT

On May 26, 2022, a notice of public hearing of this item was posted within 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 388 square-foot attached accessory dwelling unit (ADU) with a studio layout located outside of the existing building envelope, subject to conditions.

Prepared by: Daniel Sobczak, Assistant Planner, Community Development Department

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

ATTACHMENTS

1. Development Plans
2. Project Data