



Legislation Details (With Text)

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Title: Action on a 989 square feet ground floor addition, interior remodel and 322 square feet garage addition at 1772 Main Street

Sponsors:

Indexes:

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Attachments: 1. Development Plans, 2. PMM Correspondence - Goodwin

Date	Ver.	Action By	Action	Result
5/12/2021	1		Development Review Hearing	

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 989 square feet ground floor addition, interior remodel and 322 square feet garage addition at 1772 Main Street

File No.(s): **PLN2020-14724**

Location: **1772 Main Street**, a 6,969 square feet parcel at the southwest corner of Warburton Avenue and Main Street; APN: 224-24-111; property is zoned Single-Family Residential (R1-6L)

Applicant: Guillermo Segura

Owner: Guillermo Segura

Request: **Architectural Review** for a 989 square feet ground floor addition and interior remodel of an existing three-bedroom one-bathroom 1,801 square feet single-family residence resulting in a five-bedroom four-bathroom 2,790 square feet single-family residence with a new detached 322 square feet garage. *Proposal includes a staff level minor modification for the garage size, 322 square-feet where 400 square-feet is required, and rear setback for the garage, three feet nine inches where five feet is required.*

Project Data

Lot Size: 6,969 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,290	989	2,279
Basement	511	-	511
Garage	-	322	322
Porch	69	-	69

Shed	-	-	-
Gross Floor Area	1,870		3,181
Lot Coverage	1,359/6,969 = 19.5%	-	2,670/6,969 = 38.3%
F.A.R.	1,870/6,969=.27		3,181/5,000=.45
Bedrooms/Baths	3 Bedrooms 1 Bathrooms	2 Bedrooms 3 Bathrooms	5 Bedrooms 4 Bathrooms
Flood Zone	X		X

Points for consideration

- The proposed project is located in a predominantly one-story homes with occasional two-story homes throughout the immediate neighborhood. Project site adjoins one-story single-family homes on all sides.
- The subject property is within 200 feet of a property listed on Historical Resource Inventory (HRI) at 1795 Main Street. In accordance with the Historic Preservation Ordinance, the Historic Landmark Commission reviewed the proposal on April 1, 2021 and recommended approval. The Commission found that project would meet the intent of the Secretary of the Interior Standard (SIS) Treatment Guidelines as required under CEQA in that:
 - The proposed addition is set back approximately 10 feet from the existing wall plane to minimize the impact on the existing front façade.
 - The new detached garage is proposed to the rear to be consistent with the overall rhythm and development pattern along Main Street.
 - While the project involves substantial interior remodel, it maintains the existing front façade including the 69 square feet front porch, front door, and the window openings.
 - The proposal borrows architectural styles, such as the roof pitch, siding, window proportions from the main house, while using similar materials, simplified trims, different width for the siding to differentiate from the existing structure.
 - The new addition has a lower roof height to appear subordinate to the existing historic structure.
- No expansion is proposed to the existing 511 square feet basement and the project adds a full bath within the existing square footage.
- The external access to the basement is eliminated to connect the basement internally with the main house. This would prevent the future use of basement as an ADU without permits. Subject to permits and administrative approval, the basement could be converted to an ADU.
- The existing house has two potentially non-conforming or unpermitted bedrooms and a half bath in the basement. The City does not have any record of this conversion of the basement to habitable space, therefore, these bedrooms are considered a new addition and part of the current proposal.
- A staff level minor modification would be provided for the size, 322 square feet where 400 square feet is required, and rear set back, three feet nine inches where five feet is required, to accommodate the proposed detached garage to the rear.
- There are no active City code enforcement cases for this property.
- A 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 the required two 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 proposes a first-floor rear addition to the existing house in a manner that is compatible with the scale and character of the neighborhood in that the proposed garage is located to the rear consistent with the development pattern on Main Street.
- 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. Proposed lot coverage within the maximum 40% lot coverage permissible in the R1-6L zoning district. *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 project is compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the project maintains the one-two story character. The addition is proposed in a manner that minimizes the impact on the existing potentially historic residence, property listed on Historical Resource Inventory (HRI) at 1795 Main Street and promotes compatibility with the existing neighborhood character.

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 is set back approximately 10 feet from the existing wall plane to minimize the impact on the existing front façade.
- The proposal borrows architectural styles, such as the roof pitch, siding, window proportions from the main house, while using similar materials, simplified trims, different width for the siding to differentiate from the existing structure.

CONDITIONS OF APPROVAL

1) 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.

- 2) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 3) 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.
- 4) 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.
- 5) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 6) Garage shall always be maintained clear and free for vehicle parking use. It shall not be used only for storage.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303-New Construction or Conversion of Small Structures, in that the project is limited to a new addition to the existing single-family residence.

The scope of the proposed addition is exempt from CEQA environmental review requirements per CEQA Section 15331, Historical Resource Restoration/Rehabilitation as the project was found to be consistent with the Secretary of the Interior Standards for New Exterior Additions to Historic Buildings.

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 April 29, 2021, a notice of public hearing of this item was posted in three conspicuous places 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 at the time of preparation of this report.

RECOMMENDATION

Approve the proposed 989 square feet ground floor addition and interior remodel of an existing three-bedroom one-bathroom 1,801 square feet single-family residence resulting in a five-bedroom four-bathroom 2,790 square feet single-family residence with a new detached 322 square feet garage for the property located at 1863 Clifford Street, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development Department

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

ATTACHMENTS

1. Development Plans