



Legislation Details (With Text)

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Title: Action on the proposed two-story addition for the single-story residence at 641 Wilson Court

Sponsors:

Indexes:

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Attachments: 1. Development Plan, 2. Project Data, 3. PMM Bernhardt - Lemmedy correspondence, 4. PMM Canziani correspondence, 5. PMM Dhankar correspondence, 6. PMM Joshi correspondence, 7. PMM Schroeder correspondence

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

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the proposed two-story addition for the single-story residence at 641 Wilson Court

File No.(s): PLN21-15115

Location: 641 Wilson Court, a 5,301 square foot lot on the east side of Wilson Court and about 120 feet from Rebeiro Avenue; APN: 294-25-012; property is zoned Single-family Residential (R1-6L).

Applicant: Chirag Parikh

Owner: Chirag Parikh

Request: Architectural Review of a new 1,102 square feet second-story addition and interior remodel to the existing single-story residence that would result in a 2,433 square feet two-story residence with five bedrooms, five bathrooms, and 410 square feet attached garage.

Project Data: see Attachment 2 for full-sized table

Lot Size: 5,301 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,267	64	1,331
Second Floor	n/a	1,102	1,102
Garage	474	-64	410
ADU	n/a		
Covered Porch	127		
Gross Floor Area	1869		2,843

Lot Coverage	1,869/5,301= 35%		1869/5,301= 35%
F.A.R.	1,869/5,301= 0.35		2,843/5,301= 0.54
Bedrooms/Baths	3/2		5/5
ADU Bedrooms/Baths	n/a		
Flood Zone	X		X

Points for Consideration

- The second story is about 63% of the first-floor area.
- All second-story side windows would have a minimum of five-foot windowsill height.
- The second story steps in from the first floor by 5-10ft on the front, two feet on the right side, and six and half feet on the left side.
- The second story would have a two feet overhang in the rear, but the 39 feet backyard would maintain more than 20ft minimum rear yard setback from the second floor.
- The proposed residence will have composition roof and stucco on the side and rear elevation. similar to the existing residence. The second-story façade will have board and batten to match the first-floor façade.
- The project site is 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. Staff did not receive comments from the public during the preparation of this staff report.

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 with the remaining 410 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 project would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed project, 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 two-story residence is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of 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 design will have similar massing and height to a typical two-story house within 25 feet maximum height limit.

Conditions of Approval:

1. All second story side windows shall have a minimum five feet windowsill height.
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. 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.
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

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 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 demolition and construction of a new 4,133 square-foot two-story, six-bedroom, five-and-a-half bathroom, residence and a 462 square feet two-car garage, subject to conditions.

Prepared by: Steve Le, Associate Planner, Community Development

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

ATTACHMENTS

1. Development Plan
2. Project Data