



Legislation Details (With Text)

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On agenda: 6/8/2022 **Final action:**

Title: Action on the proposed demolition of the existing single-family residence and construction of a new, one-story 3,605 square-foot single-family residence located at 174 Harold Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plans

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

SUBJECT

Action on the proposed demolition of the existing single-family residence and construction of a new, one-story 3,605 square-foot single-family residence located at 174 Harold Avenue

File No.(s): **PLN21-15308**

Location: **174 Harold Avenue**, a 5,491 square foot lot located on the east side of Harold Avenue, about 135 feet south of Forest Avenue, APN: 303-21-059; the property is zoned Single-Family (R1-8L).

Applicant: Hector Vado, KDS Architecture

Owner: Tam Nguyen and Thuan Pham

Request: **Architectural Review** for the demolition of an existing one-story single-family residence to construct a new, one-story 5bedroom, 3.5 bathroom, 3,605 square-foot single-family residence with a 600 square foot attached garage. The project also proposes a 1,109 square foot attached Accessory Dwelling Unit (ADU) that is subject to separate administrative approval.

Project Data

Lot size: 13,703 sq. ft.				
	Existing Floor Area (sq. ft.)	Demolition (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,771	-1,771	3,605	3,605
Garage	230	-230	600	600
Storage	578	-578	-	
ADU	754	-754	1,109	1,109

Detached Garage ADU	286	-286		
Gross Floor Area	3,619		5,314	5,314
F.AR.	3,619/13,703 = .26			5,314/13,703 = 39
Lot Coverage	2,579/13,703 = 18.8%	-		4,205/13,703 = 30.7%
Bedrooms/Baths	3 Bedrooms 2 Baths	3 Bedrooms 2 Bath	5 Bedrooms 3.5 Baths	5 Bedrooms 3.5 Baths
Flood Zone	D			

***ADU not counted toward maximum allowable building coverage**

Points for Consideration

- The proposed project is located in a neighborhood with a mixture of architectural styles and predominantly single-story residences located throughout the immediate neighborhood.
- 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.

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 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 20’ driveway length required by the R1-8L development standards.
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;*
 - There is no expansion of the parking or intensification of use that would cause increased traffic congestion or hazard.
 - 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 proposed project is compatible with adjacent residential properties and generally consistent with the City’s Single-Family and Residential Design Guidelines, in that the development is a one-story residence that is in scale with the appearance of the

existing neighborhood.

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 development preserves the neighborhood character with a new one-story single-family residence that is compatible in scale and character with the single-family structures along Harold Avenue.

Conditions of Approval

- 1) This Architectural approval Permit (**PLN21- 15308**) 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. PLN21- 15308**, on file with the Community Development Department, Planning Division.
- 3) The developer 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) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

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 construction of one single-family residence.

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 in three conspicuous places

within 300 feet of the project site and mailed to property owners within 300 feet of the project site. The planning Staff has not received any public comments for this application at the time of preparation of this report.

RECOMMENDATION

Approve the demolition of an existing one-story single-family residence to construct a new one-story 5 bedroom 3.5 bathroom 3,605 square-foot single-family residence with a 600 square foot attached garage for the property located at 174 Harold Avenue, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Development Plans