



Legislation Details (With Text)

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**File created:** 9/22/2021      **In control:** Development Review Hearing

**On agenda:** 11/3/2021      **Final action:**

**Title:** Action on interior remodel and a 1,218 square-foot first and second floor addition to an existing 1,373 square-foot single-family residence at 1621 Cunningham Street.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Development Plans, 2. PMM Frazier correspondence

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

**SUBJECT**

Action on interior remodel and a 1,218 square-foot first and second floor addition to an existing 1,373 square-foot single-family residence at 1621 Cunningham Street.

File No.(s): **PLN21-15093**

Location: **1621 Cunningham Street**, a 6,270 square feet parcel located on the west side of Cunningham Street, between Warburton Avenue and Bray Avenue; APN: 224-17-026; property is zoned Single Family Residential (R1-6L).

Applicant: Mark Bucciarelli, Baukunst

Owner: Larry Tsai

Request: **Architectural Review** of interior remodel, 638 square foot first floor and a 580 square foot second floor addition to an existing 1,373 square foot three-bedroom, two-bathroom single-story residence with a 368 square foot garage resulting in a 2,591 square foot six-bedroom, three and a half bathroom two-story residence with 357 square foot garage and with the 125 square foot front porch to remain.

**Project Data**

	Existing Floor Area (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
<b>First Floor</b>	1,373	638	2,022
<b>Second Floor</b>	-	580	580
<b>Garage</b>	368	-11 (added to first floor)	357
<b>Porch</b>	125	-	125
<b>Shed</b>	-	-	-
<b>Gross Floor Area</b>	1,866/		3,084

<b>Lot Coverage</b>	1,866/6,270 = 29.8 %	-	2,504/6,270 = 39.9%
<b>% second floor to first floor</b>	N/A		24.4%
<b>F.A.R.</b>	.30		.49
<b>Bedrooms/Baths</b>	3 Bedrooms 2 Bathrooms	2 Bedrooms 1 ½ Bathrooms	6 Bedrooms 3 ½ Bathrooms
<b>Flood Zone</b>	AO		AO

**Points for consideration**

- The proposed project is located in a predominantly one-story homes with no two-story homes throughout the immediate neighborhood.
- Project site adjoins one-story single-family homes on all sides.
- The proposed single-family house is compatible with the architectural styles and materials of other homes in the neighborhood.
- The project proposes a gym on the second floor that is not considered a bedroom as it does not meet the egress requirements. The proposed home office on the second floor is considered a potential bedroom as it meets the definition of bedroom with a closet and egress.
- The site is in the flood zone AO that corresponds to the areas of 1-percent shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. Mandatory flood insurance requirements apply.
- 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. The proposed second floor addition provides 4-foot to approximately 15-foot front step back, approximately 4 foot sidestep back to the south and 24 foot sidestep back to the north, and 4-foot to approximately 12 foot rear step back to reduce the second-floor massing. This exceeds the requirement in the design guidelines. The proposed addition is in a manner that is compatible with the scale and character of the neighborhood.
  - 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.
  - Proposed lot coverage is within the maximum 40% lot coverage permissible in the R1-6L zoning district

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 Design Guidelines, in that the project maintains the one-two story character by providing greater step backs on the second floor in a manner that 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 will be clad in stucco with a new composite shingle roof to match the existing home.

### **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.

### **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.

### **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 October 21, 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 interior remodel, 638 square-foot first floor and a 580 square-foot second floor addition to an existing 1,373 square-foot three-bedroom, two-bathroom single-story residence with a 368 square-foot garage resulting in a 2,591 square-foot six-bedroom, three and a half bathroom two-story residence with 357 square-foot garage and with the 125 square-foot front porch to remain for the property located at 1621 Cunningham Street, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development

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

**ATTACHMENTS**

1. Development Plans