



Legislation Details (With Text)

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

Title: Action on the proposed reclassification of the existing 760 square-foot residence as a detached accessory dwelling unit (ADU), and construction of a new 2,316 square-foot two-story house, and a detached two-car carport at 1854 Market Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plans, 2. HLC Staff Report of March 3, 2022

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

SUBJECT

Action on the proposed reclassification of the existing 760 square-foot residence as a detached accessory dwelling unit (ADU), and construction of a new 2,316 square-foot two-story house, and a detached two-car carport at 1854 Market Street

File No.(s): **PLN2021-15012**

Location: **1854 Market Street**, an 8,200 square foot lot on the south side of Market Street, located approximately 75 feet west of Frederick Avenue; APN: 269-33-007; property is zoned Moderate Density Residential (R3-25D).

Applicant: Brooke Morton of Beyond the Box Design

Owner: Cathy Mansperger

Request: **Architectural Review** of the proposed reclassification of an existing 760 square foot, two bedroom and one bathroom home as a detached accessory dwelling unit (ADU), and the construction of a new 2,316 square foot, two bedroom and two bathroom two-story house and a detached two-car carport toward the rear of the property.

Project Data

Lot Size: 8,200 sq. ft.		
	Existing Floor Area (sq. ft.)	Proposed Floor Area (sq. ft.)
Existing House /ADU	760	760*
First Floor		638
Second Floor	N/A	1,618
Front Porch	60	36

Garage	300	0
Carport	0	400
Gross Floor Area	1,060	2,316
Lot Coverage	1,120 / 8,200 = 14%	2,054 / 8,200 = 25%*
Bedrooms/Baths	2/1	2/2
Flood Zone	X	

* ADU not counted toward maximum allowable building coverage

Points for Consideration

- The proposed project is located within 200 feet of a property listed on City’s Historical Resource Inventory (HRI) at 1889 Market Street.
- On March 3, 2022, the Historical and Landmarks Commission (HLC) reviewed the project and recommended approval of the project at the Development Review Hearing
- One member of the public spoke in support of the project at the HLC meeting.
- No alterations to the existing house to be reclassified as a detached ADU are proposed
- The new two-story house and carport are positioned toward the rear of the lot, in-line with the existing home in a manner that reduces visibility of these new structures from the street and minimizes any potential visual impact on the Harris-Lass property across the street.
- The proposed design of the new buildings is compatible and appropriately differentiated from the existing house to remain, and the other homes on the block pursuant to the City’s Single-Family and Duplex Residential Design Guidelines.
- 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 driveway length of 20 feet.
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 Duplex Residential Design Guidelines, in that the proposed structures are positioned toward the rear of the lot, in-line with the existing home in a manner that reduces visibility from the street and minimizes any potential visual impact on the HRI property across the street and maintains the character of the neighborhood.
 - The development is a two-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 two-story single family home that is compatible in scale and character with the single-family housing type along Market street.

Conditions of Approval

- 1) This Architectural approval Permit (**PLN2021-15012**) 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. PLN2021-15012**, 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 the construction of one new house and a detached carport on a lot developed with one existing dwelling unit.

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 reclassification of an existing 760 square foot, two bedroom and one bathroom home as a detached accessory dwelling unit (ADU), and the construction of a new 2,316 square foot, two bedroom and two bathroom two-story house and a detached two-car carport toward the rear of the property for the property located at 1854 Market Street, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Development Plans
2. HLC Staff Report of March 3, 2022