



Agenda Report

22-728

Agenda Date: 6/8/2022

**REPORT TO DEVELOPMENT REVIEW HEARING**

**SUBJECT**

Action on the demolition of an existing 2,008 square-foot residence and the construction of a new 2,640 square-foot, one-story single-family residence at 2375 Cimarron Drive

**File No.(s):** PLN22-00212

**Location:** 2375 Cimarron Drive, a 6,600 square foot lot located on the east side of Cimarron Drive, south of Alvarado Drive; APN: 224-37-015; property is zoned Single-Family Residential (R1-6L).

**Applicant:** Kenny Luu

**Owner:** Xi Ge and Guangchao Yuan Trustee

**Request:** **Architectural Review** for the demolition of an existing 2,008 square-foot, one-story, single-family residence and the construction of a new one-story, single-family residence with five bedrooms, three and a half bathrooms, a two-car garage, and an entry porch totaling 2,640 square feet.

**Project Data:** see Attachment 1 for full site plans and project data

Lot Size: 6,600 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addi (sq. ft.)	Proposed Floor (sq. ft.)
First Floor	n/a	1608	1608
Second Floor	n/a	n/a	n/a
Garage	n/a	423	423
ADU	n/a	n/a	n/a
Covered Patio	n/a	35	35
Gross Floor Area	n/a	2639	2639
Lot Coverage	n/a	2639/6600 = 39	2639/6600 = 39
F.A.R.	n/a	2639/6600 = .39	2639/6600 = .39
Bedrooms/Baths	n/a	5 bedroom 2.5 bathrooms	5 bedroom 2.5 bathrooms
Flood Zone	X		

### **Points for consideration**

- The current single-family residence is proposed for demolition to construct a new single-family residence that meets all of the R1-6L development standards.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- A neighborhood notice was distributed to properties within a 300-foot radius of the subject site for this project review.
- There are no active code enforcement cases for this property.

### **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 proposal provides the required two covered parking spaces with a proposed 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 demolition and proposed new construction of a single-family residence would not create traffic congestion or hazards.
  - Public streets are adequate in size and design to serve the proposed single-family residence, 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 single-family residence is to be located outside of the required setbacks and will conform to all zoning requirements. Furthermore, the residence is proposed to have a similar design and characteristics as other single-family residences in the surrounding neighborhood which consists of primarily 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 proposes a residential design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design of the single-family residence will have similar massing and height to the adjacent properties.

### **Conditions of Approval**

- 1) Permit Expiration. This Architectural Permit 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) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
- 3) 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. PLN22-00212, on file with the Community Development Department, Planning Division.
- 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**

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.

### **PUBLIC CONTACT**

On May 26, 2022, 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 new construction of a single-family residential home, subject to conditions.

Prepared by: Daniel Sobczak, Assistant Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

**ATTACHMENTS**

1. Development Plans
2. Project Data