



Agenda Report

22-733

Agenda Date: 6/8/2022

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 383 square foot addition to the side of an existing one-story residence at 2335 Alcalde Street.

File No.: PLN22-00258

Location: 2225 Alcalde Street, a 0.31-acre lot located on the northwest corner of Alcalde Street and Lakeside Drive; APN: 104-05-103; property is zoned Single-family Residential (R1-6L).

Applicant: Marta Anderson, Cal Design Studio, LLC

Owner: Amit Bhatnagar

Request: Architectural review of a 383 square-foot addition to the side of an existing four bedroom and two-bathroom residence with 1,747 square feet of living area. The proposal would result in a 2,130 square foot, five bedroom and four-bathroom residence with the existing 470 square foot attached garage to remain.

Project Data Table:

Lot Area: 13,504 sq. ft.			
	Existing Floor Area (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,747	383	2,130
Garage	470		470
Covered patio	258		258
(3) Accessory Buildings	158		158
Gross Floor Area	2,633		3,016
Lot Coverage	2,633 / 13,504 =		3,016 / 13,504 = 22.34%
Bedrooms/Baths	4 / 2		5 / 3
Flood Zone	X		

Points for Consideration

- The proposed project is located in a residential tract consisting of primarily one-story ranch style homes and a small number of two-story residences, each with attached two-car garage.
- The proposed side addition does not involve interior alterations to the existing floor plan or garage.
- The proposal is to add 383 square feet of living area to the residence for a total of 2,513 square feet of habitable space.
- Two existing nonconforming buildings (sheds) are located on the property that are required to either removed or relocated to comply with City Code Section 18.66 - Special Regulations Applicable to Residential Accessory Code for rear and side yard setbacks. Verification of compliance shall be a condition of approval. The third accessory building (dollhouse) would be allowed to remain in its present location as it conforms with the setback requirements.
- Exterior building materials applied to the new addition match the existing residence and are compatible with surrounding homes in the neighborhood.
- The R1-6L zoning district requires that the front yard shall be permanently maintained with landscaping. It appears that the project site is not in compliance with this requirement. The property will be required to provide the requisite landscape plan as a condition of architectural approval.
- 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-car covered parking spaces.
 - The required parking spaces are not located in the required front yard.
 - The development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line required by the R1-6L 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;*
 - The project proposes a living area addition to the existing house 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.
3. *Proposed lot coverage within the maximum 40% lot coverage permissible in the R1-6L zoning district. 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 proposal incorporates ranch style architecture 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 includes a stucco finish to match the existing building elevations and composition shingle roof to match the existing home.
 - The proposed project is compatible in scale and character with the existing one and two-story homes present in the neighborhood.

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) 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. PLN22-00258, on file with the Community Development Department, Planning Division.
- 3) Prior to submittal of a Building Permit, revise the landscape plan is to show the required landscaped area in the front yard setback to be of 35 percent (which calculates to 630 square feet for this property) consistent with R1-6L zoning ordinance requirements. The necessary landscaping to achieve this total is to be installed prior to issuance of the final building permit.
- 4) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 5) 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.
- 6) 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.
- 7) Remove or relocate the two existing nonconforming sheds for compliance with zoning ordinance requirements for detached accessory building rear and side yard setbacks prior to issuance of final building permit.
- 8) The garage shall always be maintained clear and free for vehicle parking use. It shall not be used only for storage.

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 May 26 2022, a notice of public hearing of this item was posted in three conspicuous places and mailed to property owners within 300 feet of the project boundaries. As of the date of this report, Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the proposed side addition to an existing single-family residence resulting in a five bedroom and three-bathroom home at 2335 Alcalde Street, subject to conditions.

Prepared by: Debby Fernandez, Associate Planner, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Development Plans