



Agenda Report

22-734

Agenda Date: 6/8/2022

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the demolition of an existing residence and construction of a new 3,022 square-foot, two-story, four-bedroom and four and one-half bathroom single-family home, at 1922 Main Street (continued from Development Review Hearing of December 1, 2021)

File No.: PLN2020-14727

Location: 1922 Main Street, a 6,500 square-foot lot, located on the west side of Main Street, approximately 150 feet north of Reed Street; APN: 224-23-011; property is zoned Single-Family Residential (R1-6L).

Applicant: Augustine Designs

Owner: Daljit Kaur

Request: Architectural Review for the demolition of an existing 1,285 square-foot one-story, three bedroom and one bathroom single-family residence, and the new construction of a 3,022 square-foot two-story, four bedroom and four and one-half bathroom, single-family residence with attached two-car garage. *(A new detached 750 square-foot, two bedroom and one-bathroom accessory dwelling unit (ADU) is proposed with this project that is subject to administrative approval only).*

Project Data

Lot Size: 6,500 sq.ft.	Existing Floor Area (sq.ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,045	1,515
Second Floor	n/a	974
Garage	240	441
Covered Porch	0	92
Gross Floor Area*	1,285	3,022
Lot Coverage*	1,405 / 6,500 = 22%	2,048 / 6,500 = 32%
ADU	n/a	750
2 nd :1 st Floor Coverage	n/a	974 / 2,048 = 48%
F.A.R.	1,285 / 6,500 = 0.20	2,712 / 6,500 = 0.42
Bedrooms/Baths	3 / 1	4 / 4.5
Flood Zone	X	X

* ADU excluded from calculation

Points for Consideration

1. The project site is a 50'x130' lot with a one-story single-family residence in simple bungalow style architecture and a detached one-car garage constructed in 1948.
2. The project site is located in the historic Old Quad Area of the City and is not listed on the City's Historical Resource Inventory (HRI) and is lot located within 200 feet of any HRI property.
3. There are no active City code enforcement cases for this property.
4. A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review. As of the date of this staff report, no public comments have been received.
5. The project was initially reviewed at a publicly noticed Development Review Hearing on December 1, 2022 and continued for redesign with direction to minimize the second-story elevations. The staff report and meeting minutes are provided as Attachments 1 and 2.
6. Building architecture has since been redesigned to be generally consistent with the City's Single-Family and Duplex Residential Design Guidelines as follows:
 - a. The revised design is complimentary to neighboring homes in architectural style and materials and has incorporated offsets along the front and side elevations to reduce bulk and mass.
 - b. This revised proposal shifts the second floor significantly back from the first-floor front elevation and reconfigures the second floor to reduce the second floor to first floor ratio for 0.60 to 0.48.
 - c. The revised project is a four bedroom and four and one-half bathroom Craftsman-style two-story residence that incorporates horizontal siding along the building elevations with baton board siding, wood corbels/ brackets and fish-scale shingle accents below the gable roof eaves on the front elevation and include 2" x 8" wood corner, window and door trim.
 - d. The front porch is designed as a focal feature with tapered porch pillars clad with stone veneer at each base that accent the front entry.
 - e. Window styles and locations are reoriented to better address privacy concerns and improve cohesion and symmetry in arrangement.
 - f. While the single-family properties along this street are oriented with the residential structures at the front of the lot and a one or two car detached garage located at the rear, the project proposes an attached two-car garage facing the street in the design of the home. A wood trellis above the garage door, 2" x 8" wood "V" accent and corbels below the garage roof eave are integrated as decorative elements to break up the scale of the garage on the front elevation.
 - g. The revised roof design has a 4:12 pitch for the second floor, while maintaining an 8' ceiling heights on the second floor, resulting in a maximum peak height of 23' 3' where 25' is the maximum height allowed by the R1-6L development standards.
7. Proposed front yard landscaping would occupy 289 square feet at 29 percent of the required front setback where 350 square feet at 35 percent is required. As a condition of approval, the project shall provide the minimum 350 square feet of landscaped area in the required front yard setback.
8. The project includes construction of detached 750 square-foot, two bedroom and one-

bathroom accessory ADU at the rear of the property and is not subject to architectural review, only administrative review approval.

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 project provides two off-street parking spaces within an attached two-car garage.
 - The property is served by existing infrastructure adequate in size and capacity to support the proposed use.

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;*
 - 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 will not be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - The project design incorporates several measures intended to be compatible with the neighborhood character, including horizontal siding, wood trim around windows and doors, composition shingle roofing, elevated side wall windows on the second floor, and step-back of second floor walls from the front and side ground floor walls below.

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 would be subject to the California Building Code and City Code requirements.

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 design incorporates materials and architectural design features identified in the City's Single Family and Duplex Residential Design Guidelines to make the project consistent with these adopted Guidelines as a new two-story house.

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. PLN2020-14727, on file with the Community Development Department, Planning Division.
- 3) Developer shall remove existing driveway and pavement from the street park- strip planter in the public right-of-way frontage for the property, and shall plant new landscape ground cover with irrigation and a new street tree in coordination with Planning and the Department of Public Works - Streets Division.
- 4) Developer shall provide at minimum 350 square feet of landscaped area in the required front yard setback prior to issuance of final building permit.
- 5) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development. 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) Property owner shall maintain the front yard landscaping and landscape strip fronting the property in good condition.
- 7) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 8) 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, and shall not be allowed on recognized State and Federal holidays.
- 9) 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

Categorically Exempt per CEQA Section 15303 (a) - New Construction or Conversion of Small Structures.

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 at three conspicuous locations 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 of the existing 1,285 square-foot residence and the construction of a new 3,022 square-foot four-bedroom and four and one-half bathroom single-family home at 1922 Main Street, subject to conditions.

Reviewed by: Debby Fernandez, Associate Planner, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Development Review Hearing Staff Report of December 1, 2021
2. Development Review Hearing Meeting Minutes of December 1, 2021
3. Development Plans