



## Legislation Details (With Text)

**File #:** 21-1302      **Version:** 1      **Name:**  
**Type:** Department Report      **Status:** Agenda Ready  
**File created:** 12/10/2020      **In control:** Development Review Hearing  
**On agenda:** 1/13/2021      **Final action:**  
**Title:** Action on addition to a single-family residence located at 2694 Elliot Street  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Development Plans

Date	Ver.	Action By	Action	Result
1/13/2021	1		Development Review Hearing	

## REPORT TO DEVELOPMENT REVIEW HEARING

### SUBJECT

Action on addition to a single-family residence located at 2694 Elliot Street

### DISCUSSION

File No.(s): **PLN2020-14571**

Location: **2694 Elliot Street**, a 6,300 square-foot lot located on the north side of Elliot Street, APN: 216-09-046; property is zoned Single-Family Residential (R1-6L)

Applicant: Farnaz Khadiv

Owner: Ryan Fallini

Request: **Architectural Review** of a 276 square-foot first floor and 1,070 square-foot second floor addition to an existing one-story 2,260 square-foot three-bedroom, two-bathroom including 437 sf attached two-car garage resulting in a two-story 3,590 square-foot four-bedroom, four-bathroom residence including an existing 437 sf attached two-car garage.

Mailing Radius: 300 feet

CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

Project Planner: Ela Kerachian, Associate Planner

Staff Recommendation: **Approve**, subject to Conditions

### Project Data

Lot Size: 6,300 sf.			
	Existing Floor Area (sq. ft.)	Proposed New Building (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,807	276	2,083
Second Floor	-	1,070	1,070

Porch	16	-	-
Garage	437	-	437
Gross Floor Area	2,260		3,590
Lot Coverage	2,260/6,300= %3		2,520/6,300= %4
F.A.R.	0.36		0.57
% of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor	n/a		%42
Bedrooms/Baths	3/2		4/4

### **Points for consideration**

- The second-story addition is less than 66% of the first-floor area. It is approximately 42% of the first-floor area.
- The proposed second story is stepped back min 5 feet from all sides of the first floor.
- The proposed addition will match in material, with composition shingle roofing and stucco siding.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- The neighborhood is comprised of single- and two-story residential structures.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active City code enforcement cases for this property.

### **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 proposal provides the required two covered parking spaces with an existing 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;*
  - There is no expansion of the parking or intensification of use that would significantly cause increased 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 development is a second-story addition to an existing single-family residence that is in keeping with the scale with the appearance of the existing neighborhood and tract.

Two-story high walls are common in the neighborhood, and per the design guidelines the proposed second-floor walls maintain a roof segment for at least of 50% of the building perimeter.

- 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;*
- Privacy for neighbors is maintained as the design maintains the required setbacks and ratio of 2<sup>nd</sup> to 1<sup>st</sup> floor.
  - 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 architectural features of the proposed second-story addition is true to the architectural form and appropriate for the neighborhood.

#### **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) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- 3) Developer/Owner 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.

#### **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 December 24, 2020, a notice of public hearing of this item was mailed 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 276 square feet first floor and 1,070 square feet second floor addition to an existing one-story 2,260 square feet three-bedroom, two-bathroom including 437 square feet attached two-car garage resulting in a two-story 3,590 square feet four-bedroom, four-bathroom residence including an existing 437 square feet attached two-car garage, subject to conditions.

Reviewed by: Elaheh Kerachian, Associate Planner, Community Development Department

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

### **ATTACHMENTS**

1. Development Plans