



## Legislation Details (With Text)

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**Title:** Action on an addition and substantial remodel at 1863 Clifford Street (Continued from December 2, 2020 for re-noticing)

**Sponsors:**

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**Attachments:** 1. Development Plans- 1863 Clifford St..pdf

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

## REPORT TO DEVELOPMENT REVIEW HEARING

### SUBJECT

Action on an addition and substantial remodel at 1863 Clifford Street (Continued from December 2, 2020 for re-noticing)

**File No.(s):** PLN2020-14621

**Location:** 1863 Clifford Street; a 5,000 square feet lot located at the north side of Clifford Avenue, between Scott Boulevard and Pierce Street; APN: 269-01-025; property is zoned Single-family Residential (R1-6L).

**Applicant:** Leopold Vandeneynde, Leopold Design

**Owner:** Seamus Nolan

**Request:** **Architecture review** for a substantial removal of exterior cladding, retention of framing, and significant interior reconfiguration to an existing 867 square feet, two bedroom and one bathroom one-story single family house with a 198 square feet one car garage. The project proposes to convert the existing one-car garage to a two-car garage and add 895 square feet on the first floor and 692 square feet on the second floor. This would result in 2,217 square feet, five bedroom and three bathroom 2-story single family house with an attached 435 square feet two car garage.

### Project Data

| <b>Lot Size:</b> 5,000 sq. ft. |                               |                                  |                    |                               |
|--------------------------------|-------------------------------|----------------------------------|--------------------|-------------------------------|
|                                | Existing Floor Area (sq. ft.) | Demolition/c onversion (sq. ft.) | Addition (sq. ft.) | Proposed Floor Area (sq. ft.) |
|                                |                               |                                  |                    |                               |
|                                |                               |                                  |                    |                               |
| <b>First Floor</b>             | 867                           | -177                             | 835                | 1,525                         |
| <b>Second Floor</b>            | -                             |                                  | 692                | 692                           |
| <b>Garage</b>                  | 198                           | 177                              | 60                 | 435                           |

|                            |                        |      |                        |                        |
|----------------------------|------------------------|------|------------------------|------------------------|
| Porch                      | 100                    | - 60 | -                      | 40                     |
| Shed                       | -                      | -    | -                      | -                      |
| Gross Floor Area           | 1,165                  |      |                        | 2,692                  |
| Lot Coverage               | $1,165/5,000 = 21.3\%$ |      | -                      | $2,000/6,000 = 40\%$   |
| F.A.R.                     | $1,165/5,000 = .21$    |      |                        | $2,692/5,000 = .54$    |
| % second floor first floor | N/A                    |      |                        | $692/2,000 = 35\%$     |
| Bedrooms/Bathrooms         | 2 Bedrooms 1 Bathrooms |      | 3 Bedrooms 2 Bathrooms | 5 Bedrooms 3 Bathrooms |
| Flood Zone                 | X                      |      |                        | X                      |

### **Points for consideration for the Architectural Committee**

- The proposed project is located in a predominantly one-story homes with occasional two-story homes throughout the immediate neighborhood.
- Project site adjoins one-story single-family homes to the east and west, and a two-story single-family home to the rear.
- The project, initially scheduled for Development Review Hearing on December 2, 2020, was continued without a hearing after receiving notification of unpermitted demolition work done on the property, and additional work not identified in the planning application (removal of exterior cladding).
- A stop work order was issued by the building division and a code violation notice was issued. The owner has since paid the fines that were issued.
- The project proposes a substantial renovation to the existing home by removing the exterior claddings and interior reconfiguration, while retaining the existing framing and the foundation.
- The project proposes to retain the two existing walls with non-conforming side-setbacks of 3'-4 1/2" to the west and 4'-6 1/2" to the east.
- The proposal would internally expand the existing one-car garage to a side by side 2-car garage, conforming to the zoning code requirement.
- The new second-story windows on the east and west side have a sill height of more than 5 feet to maintain privacy for the immediate neighbors.
- The proposed two story single-family house is compatible with the architectural styles and materials of other homes in the neighborhood.
- A 300-feet neighborhood notice was distributed for this project review.

### **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 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 twenty feet between the parking and any street right-of-way line.
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 first-floor rear addition to the existing house in a manner that is compatible with the scale and character of the neighborhood. The proposed second floor addition provides between nearly 21 feet to 30 feet for the front step back, 3 to 3 1/2 feet side step back, and nearly 3 1/2 feet or more rear step back to reduce the second-floor massing. This exceeds the requirement in the design guidelines.
  - 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 proposed project is compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the project maintains a significant portion of the home in a one-story character and adds a limited area on the second story that is set back 21 feet to 30 feet from the front. The proposal incorporates the ranch architecture style 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 will maintain a combination stucco and horizontal siding to match the existing on the front elevation, and a new composite shingle roof to match the existing home.
  - The project would create a house design that is compatible scale and character with the housing types that are typical in 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) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 3) 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.
- 4) 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.
- 5) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 6) The applicant shall plant and maintain a street tree in the front yard. The planting would be verified by staff prior to final inspection.
- 7) 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 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 proposed addition for the property located at 1863 Clifford Street, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development Department

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

## **ATTACHMENTS**

1. Development Plans