



## Legislation Details (With Text)

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**Type:** Public Hearing/General Business      **Status:** Agenda Ready  
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**On agenda:** 2/3/2021      **Final action:**  
**Title:** Action on a first- and second-story addition and a new accessory dwelling unit at 2550 Dixon Drive  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Development Plans

Date	Ver.	Action By	Action	Result
2/3/2021	1	Development Review Hearing		

## REPORT TO DEVELOPMENT REVIEW HEARING

### SUBJECT

Action on a first- and second-story addition and a new accessory dwelling unit at 2550 Dixon Drive

**File No.(s):** PLN2020-14686

**Location:** 2550 Dixon Drive, a 5,758 square foot lot located at the south side of Dixon Drive, 240 feet south of Patricia Drive; APN: 290-38-014; property is zoned Single-family Residential (R1-6L).

**Applicant:** Errol Lau

**Owner:** Errol Lau

**Request:** Architectural Review to remodel a single-family residence by adding 419 square foot second-story addition with two bedrooms and one bathroom; and a 333 square foot front addition for additional common living area. (A new 330 square foot attached one-bedroom accessory dwelling unit on the ground floor is proposed with this project, but is not subject to architectural review)

### Project Data

Lot Size: 5,758 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	785	333	1,118
Second Floor		419	419
ADU		330	330
Porch covers			
Garage	381		381
Sheds			

<b>Gross Floor Area</b>	1,166	1,082	2,249
<b>Lot Coverage</b>	$1,166/5,758 = 2$		$1,829/5,758 = 3$
<b>F.A.R.</b>	$1166/5758 = .2$		$2,249/5,758 = .3$
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor</b>			$419/1,829 = 23\%$
<b>Bedrooms/Baths</b>	3/2	1/1	4/3
<b>Flood Zone</b>	AO		

### **Points for consideration**

- The property is a corner lot with a trapezoidal boundary.
- The front addition is a 13 feet extension towards the street.
- The second-story addition maintain a minimum of three-foot setback from all sides except for the west side. The first and second story is separated by a continuous eaves to break the appearance of a 20ft wall.
- The west side of the second story has no windows to eliminate privacy impact.
- The new second-story windows on the east is beyond 40ft from the east property line.
- The exterior of the addition would be finished with new stucco and paint to match existing.
- The low gable roof with a 2:12 pitch and composition shingle material would match existing.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active 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.
  - 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 house expansion resulting in one additional bedroom and one additional bathroom 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 development is a two-story home that is consistent with the scale and design similar to the existing surrounding neighborhood.

- 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 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) Garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
- 2) 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.
- 3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 4) 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.
- 5) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way. No obstacle or debris shall obstruct public sidewalk.
- 6) 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.
- 7) 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 January 22, 2021, a notice of public hearing of this item was posted at least three conspicuous places 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 proposed first- and second-story addition, and a new accessory dwelling unit at 2550 Dixon Drive, subject to conditions.

Prepared by: Steve Le, Associate Planner, Community Development Department

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

**ATTACHMENTS**

1. Development Plan