



Legislation Details (With Text)

File #: 21-364 **Version:** 1 **Name:**
Type: Public Hearing/General Business **Status:** Agenda Ready
File created: 2/23/2021 **In control:** Development Review Hearing
On agenda: 4/21/2021 **Final action:**
Title: Action on the demolition of a one-story home to construct a new two-story single-family residence located at 159 Brookside Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plans, 2. PMM - Staff Presentation

Date	Ver.	Action By	Action	Result
4/21/2021	1	Development Review Hearing	Approved with conditions	

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the demolition of a one-story home to construct a new two-story single-family residence located at 159 Brookside Avenue

DISCUSSION

File No.(s): **PLN2020-14719**

Location: **159 Brookside Avenue**, a 13,703 square-foot lot located on the west side of Brookside Avenue, APN: 303-22-028; property is zoned Single-Family Residential (R1-8L)

Applicant: Michelle Miner Design

Owner: Rajiv & Deeya Ranjan

Request: **Architectural Review** for new construction of a 4,879 square foot two-story 5-bedroom 5.5-bathroom residence with 548 sf covered patio and an attached 595 square foot garage. The project involves demolition of the existing 3,302 square foot one-story 4-bedroom 3-bathroom residence with an attached 1,200 sf two-car garage. *(The project includes a new 748 square foot detached one-bedroom accessory dwelling unit that will be approved administratively and is not subject to architectural review)*

Mailing Radius: 300 feet

CEQA Determination: Categorical Exemption per CEQA 15303 (a), New Construction or Conversion of Small Structures

Project Planner: Ela Kerachian, Associate Planner

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

Project Data

Lot Size: 13,703 sf.	
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	Existing Floor Area (sq. ft.)	Proposed New Building (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,302		2,808
Second Floor	-		1,945
Shed	2,000		48
Porch			78
Covered Patio			548
Garage	1,200		595
Gross Floor Area	4,502		6,222
Lot Coverage	4,502/13,703 = 33%		4,825/13,703 = 35%
F.A.R.	0.33		6,222/13,703=0.45
% of 2 nd floor to 1 st floor	n/a		56 %
Bedrooms/Baths	4/3		5/5.5

Points for consideration

- The second-story addition is less than 66% of the first-floor area. It is approximately 56% of the first-floor area.
- The project site is located in FEMA Flood Zone D.
- 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.
- There are existing four mature trees on site. One of these trees is an oak tree which is a protected tree based on the General Plan Policy. The mature Oak tree and Cedar tree at the front will remain as part of the proposal and verified to be in good condition prior to issuance of final building permit.
- The proposed second story is not stepped back min 3 feet from left sides of the first-floor walls.
- The proposed second floor balcony is approximately 16' by 35', which is much larger than 4' in depth allowed by the Single-Family Design Guidelines. Minimize the size of the second-floor outdoor space to avoid use by a large group. Outdoor areas and decks encroaching into the rear yard which are elevated and accessible by second-story rooms should be limited to a maximum depth of four feet.

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 new 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.

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 2nd to 1st 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 are 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.
- 6) It is required to retain and maintain the mature trees on site as part of this approval. An inspection is required for good health prior to final building permit approval.
- 7) The on-site mature trees shall be protected during construction. Tree protection during construction that shall be verified on site before issuance of building permits.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 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 April 8, 2021, a notice of public hearing of this item was mailed 300 feet of the project site and posted to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Redesign to provide second story wall stepped back minimum 3 feet from left sides of the first-floor walls and to make the balcony on the second floor maximum depth of four feet to allow demolition of a one-story home to construct a new two-story single-family residence located at 159 Brookside Avenue

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

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

ATTACHMENTS

1. Development Plans