



Legislation Details (With Text)

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Title: Action on a proposed demolition and replacement construction of a single-family residence at 2337 Warburton Avenue

Sponsors:

Indexes:

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Attachments: 1. Development Plan, 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 a proposed demolition and replacement construction of a single-family residence at 2337 Warburton Avenue

File No.(s): PLN2021-14796

Location: **2337 Warburton Avenue**, a 5,940 square foot (sq.ft.) lot on the north side of Warburton Avenue 210 feet west of Los Padres Boulevard; APN: 224-13-004; property is zoned Single Family Residential (R1-6L).

Applicant: Hien Nguyen

Owner: Michael Scorsur

Request: **Architecture review** for demolition of a 1,021 sq.ft. three bedroom and one bath residence with a 400 sq.ft. two-car garage (to remain) to construct a 1,931 sq.ft. three bedroom and three bath one-story residence with attached 100 sq.ft. front porch. Project includes a **Modification** to increase the maximum building coverage from 40 to 41 percent.

Project Data

Lot Size: 5,940 sq.ft.				
	Existing Floor Area (sq. ft.)	Demolition/c onversion (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,021	1,021	-	1,931
Garage	400	-	-	400
Porch	N/A	-	-	100

Gross Floor Area	1,421	-	-	2,431
Lot Coverage	24%	-	-	41%
Bedrooms/Bath	3 / 1	-	-	3 / 3
Flood Zone	AO	-	-	AO

Points for consideration for the Development Review Hearing

- The proposed project is located in a residential tract consisting of primarily one-story ranch style single family homes, each with an attached two-car garage. A single two-story residence is located at the southwest corner of Warburton Avenue and Los Padres Boulevard approximately 140 feet east of the project site.
- The existing residence was constructed in 1950. An interior remodel of the home occurred in 1991 that did not involve additional floor area or bedroom count per City building permit records.
- The proposed project would demolish a significant portion of the existing building form and retain the existing two-car garage in its present location. The replacement residence complies with the required minimum building setbacks and height requirements of the R1-6L zoning district.
- The project would result in a three bedroom / three bath residence with 1,931 sq.ft. of living area while retaining the existing 400 square foot garage attached to new construction. Lot coverage of the proposed residence and the garage that is to remain is 39 percent. With the integration of a 100 sq.ft. front porch into the building form the gross floor area totals 2,431 sq.ft. and lot coverage of 41 percent.
- The project is consistent with the City's Single Family Residential Design Guidelines as the building form and materials compliment neighboring homes. The proposal is for a one-story residence with modern ranch-style aesthetic and prominent front porch element that is compatible with the surrounding ranch style homes in the neighborhood.
- The design includes both hip and gable roof forms, with asphalt shingles, prevalent among roof forms in this neighborhood; and integrates the use of stucco on the exterior elevations and horizontal siding and cultured stone as accents to compliment the building architecture and compatibility with the neighboring properties.
- There are no active City code enforcement cases for this property.
- A 300-foot 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 project provides the required two-car 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, surfaced with all-weather materials.
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 is the replacement of a one-story home with new construction of a one-story home compatible in scale, building form and architectural style of homes in the surrounding neighborhood.
 - Public streets are adequate in size and design to serve the proposed single-family residence; the use of which will not create an increase in traffic nor traffic congestion or hazard.

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 project is consistent with the Single Family Residential Design Guidelines, in that the project maintains the one-story building form and similar design features of neighboring homes to promote compatibility of the design with the surrounding neighborhood character.
 - The proposal is for a one-story residence with modern ranch-style aesthetic and prominent front porch element that is compatible with the surrounding ranch style homes 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;*
 - 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.
 - Privacy for adjacent neighbors is maintained to protect their comfort and general welfare in that the design maintains the required setbacks for the R1-6L Zoning district and remains as a single-story residence.
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;*
 - Approval of the Modification to increase maximum lot coverage to 41 percent allows for the integration of a prominent porch entry to break up massing and create a focal feature along the front building elevation in support of the City's Single Family Residential Design Guidelines.
 - The proposed project is compatible in scale, materials and character with existing homes present 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) The applicant shall preserve and maintain the existing trees in the front yard.
- 6) The 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 April 8, 2021, a notice of public hearing of this item was posted 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 demolition and replacement construction of a single family residence totaling 2,431 square feet at 2337 Warburton Avenue, subject to conditions.

Prepared by: Debby Fernandez, Associate Planner, Community Development Department

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

ATTACHMENTS

1. Development Plan