



Legislation Details (With Text)

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On agenda: 5/12/2021 **Final action:**

Title: Action on the demolition of an existing two-story home to construct a new 4,251 square feet two-story with an attached 530 square feet garage single-family residence located at 136 Douglane Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plans, 2. Project Data, 3. PMM Correspondence - Johnson

Date	Ver.	Action By	Action	Result
5/12/2021	1	Development Review Hearing		

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the demolition of an existing two-story home to construct a new 4,251 square feet two-story with an attached 530 square feet garage single-family residence located at 136 Douglane Avenue

DISCUSSION

File No.(s): **PLN2021-14822**

Location: **136 Douglane Avenue**, a 8,823 square-foot lot located on the east side of Douglane Avenue, APN: 303-19-065; property is zoned Single-Family Residential (R1-6L)

Applicant: Robin McCarthy, Arch Studio

Owner: Katherine and Boon Tee

Request: **Architectural Review** for construction of a new 4,251 square foot two-story 4-bedroom 4-bathroom and one office (potential 5th bedroom) residence with an attached 530 square foot garage. The project involves demolition of an existing 2,577 square foot two-story 4-bedroom 2-bathroom residence with 370 detached two-car garage.

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 - See attachment 2 for table in larger format

Lot Size: 8,823 sf.	
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	Existing Floor Area (sq. ft.)	Proposed New Building (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,169	1,238	2,407
Second Floor	612	677	1,289
Front Porch	71	124	195
Rear Porch	401		360
Gazebo	178		0
Sun-Room	146		0
Garage	370	160	530
Gross Floor Area	2,947		4,781
Lot Coverage	$2,335/8,823 = 26\%$		$3,492/8,823 = 40\%$
F.A.R.	$2,947/8,823 = 0.33$		$4,781/8,823 = 0.54$
% of 2 nd floor to 1 st floor			$1,289/3,492 = 37\%$
Bedrooms/Baths	4bed/2bath		4bed/1office/4ba

Points for consideration

- The second-story addition is less than 66% of the first-floor area. It is approximately 37% of the first-floor area.
- The proposed second story is stepped back min 3 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 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.

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 new single family house 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 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 29, 2021, a notice of public hearing of this item was posted in three conspicuous places within 300 feet of the project site and mailed to property owners within 300 feet of the project site.

RECOMMENDATION

Approve, subject to conditions, the architectural review of the demolition of an existing two-story home to construct a new 4,251 square feet two-story with an attached 530 square feet garage single-family residence located at 136 Douglane Avenue

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

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

ATTACHMENTS

1. Development Plans
2. Project Data