



Legislation Details (With Text)

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Title: Action on the proposed demolition and construction for a new single-story residence with an attached accessory dwelling unit (ADU) at 3054 Harding Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plan, 2. Project Data, 3. Public Comment Received, 4. PMM Algas correspondence, 5. PMM Zhang correspondence

Date	Ver.	Action By	Action	Result
9/15/2021	1	Development Review Hearing		

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the proposed demolition and construction for a new single-story residence with an attached accessory dwelling unit (ADU) at 3054 Harding Avenue

File No.(s): PLN21-15076

Location: 3054 Harding Avenue, a 5,500 square foot lot on the south side of Harding Avenue between Woodland Road and Jenkins Place; APN: 296-37-005; property is zoned Single-family Residential (R1-6L).

Applicant: Dan Suo

Owner: Dan Suo

Request: Architectural Review of a complete demolition of the existing residence and construction of a new 1,719 square foot two-bedroom, three-bathroom single-story residence with an attached 412 square foot garage and a 493 square foot two-bedroom, one-bathroom ADU.

Project Data: see Attachment 2 for full-sized table

Lot Size: 5,500 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,024 (full demo)	1,719	1,719
Second Floor	n/a		n/a
Garage	473 (full demo)	412	412
ADU	n/a	493	493
Covered Patio	n/a		

Gross Floor Area	1,497	2,624	2,624
Lot Coverage	1,497/5,500= 27		2,624/5,500 = 39
F.A.R.	1,497/5,500= 0.2		2,624/5,500= 0.3
Bedrooms/Baths	3/2 (full demo)		2/3
ADU Bedrooms/Baths	n/a		2/1
Flood Zone	X		X

Points for Consideration

- The project includes a 493 square foot attached Accessory Dwelling Unit (ADU) located within the building envelope which provides the 20 feet for the front yard setback and 5 feet for the street side yard setback.
- The addition will be a one-story scale similar to the neighborhood. However, the roof pitch will be about 4:12 which is more than the existing 2:12 pitch in the immediate neighborhood. Houses with similar roof pitch can be found 240 feet down on Jenkins Place.
- The proposed residence will have composition shingle roof and stucco siding. Both materials would match the existing residence.
- The project site is in FEMA Flood Zone X, which is considered a moderate to low risk area.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active code enforcement cases for this property. Staff received one written comment from the public during the preparation of this staff report.

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 a 412 square foot 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;*
 - The proposed residence and attached ADU would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed project, 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 residence is consistent with the one-story scale similar to that of the existing surrounding neighborhood which consists of primarily one-story residences.
- 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 as the proposed design of the new residence will have similar one-story scale to the adjacent properties.

Conditions of Approval:

1. The 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. Property owner shall plant a tree in the front yard to replace the existing trees that will be removed due to the construction of the new residence.
5. 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.
6. Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
7. 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.
8. 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 September 2, 2021, a notice of public hearing of this item was posted within 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff received public comment for this application and it is attached to this report.

RECOMMENDATION

Approve the complete demolition of the existing residence and construction of a new 1,719 square-foot two-bedroom, three-bathroom single-story residence with an attached 412 square-foot garage and a 493 square foot two-bedroom, one-bathroom ADU, subject to conditions.

Prepared by: Steve Le, Associate Planner, Community Development

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

ATTACHMENTS

1. Development Plan
2. Project Data
3. Public Comment Received