



Legislation Details (With Text)

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File created: 10/13/2021 **In control:** Development Review Hearing
On agenda: 11/3/2021 **Final action:**
Title: Action on the new construction of a 3,789 square-foot six bedroom and four bathroom two-story single family residence with attached 495 square-foot attached one bedroom and one bathroom accessory dwelling unit at 143 Claremont Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plans, 2. Project Data, 3. PMM Staff Presentation, 4. PMM Applicant Presentation, 5. PMM Applicant's Petition of Neighborhood Support_Signatures

Date	Ver.	Action By	Action	Result
11/3/2021	1		Development Review Hearing	

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the new construction of a 3,789 square-foot six bedroom and four bathroom two-story single family residence with attached 495 square-foot attached one bedroom and one bathroom accessory dwelling unit at 143 Claremont Avenue

File No.: PLN2021-14093

Location: 143 Claremont Avenue, a 6,090 square foot lot, located on the east side of Claremont Avenue at the intersection of Gibson Avenue; APN: 296-16-011; property is zoned Single-Family Residential (R1-6L).

Applicant/Owner: Prasad Kunigiri

Request: Architectural Review of the proposed substantial demolition of an existing 1,662 square foot one-story three bedroom and two bathroom house with an attached two-car garage, and new construction of a proposed 3,789 square foot two-story, six bedroom and four bathroom residence and conversion of an attached two car garage into a 495 square foot one-bedroom accessory dwelling unit.

Project Data - see Attachment 2 for full-sized table

Lot Size: 6,090 sq.ft	Existing Floor Area (sq.ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,662	2,235
Garage	426	0
Covered Porches	0	0
Second Floor	n/a	1,554
Gross Floor Area	1,694	3,789

Lot Coverage	2,088 / 6,090 = 34%	2,235 / 6,090 = 35%
ADU	n/a	495 (1 bedroom)
2nd:1st Floor Coverage	n/a	1,554 / 2,730 = 57%
F.A.R.	2,088 / 6,090 = 0.34	3,789 / 6,090 = 0.62
Bedrooms/Baths	3 / 2	6 / 4
Flood Zone	X	X

Points for consideration

1. The project site was developed with the existing patio-style tract house built in 1957.
2. The project site is located in the Fairmede subdivision of the City - a subdivision of patio style single family homes, and is bordered to the rear by homes in a different subdivision of non-patio style architecture.
3. The project site and surrounding neighborhood are not currently designated as architecturally or historically significant.
4. 300-foot neighborhood notice was distributed for this project review. No public comments have been received as of the date of this report preparation.
5. There are no active City Code enforcement cases for this property.
6. The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
7. The project includes the substantial demolition of an existing 3 bedroom and 2 bathroom single family home, including demolition of more than 50 percent of the existing exterior walls, increase of the wall plate/ceiling height from 8 feet to 9 feet, and the removal and replacement of the existing roof for the second floor addition.
8. The project also proposes to convert the existing garage into a 495 square foot, one-bedroom and one-bathroom Accessory Dwelling Unit (ADU).
9. While second story additions to patio-style homes in neighborhoods of patio homes are discouraged by the City's recently adopted Single Family Design Guidelines, the Guidelines do provide direction for increased neighborhood compatibility in the design of second-story additions to these homes.
10. The City's single family design guidelines recommend that second-floor side and rear walls be stepped in at least three to five feet from the ground-floor walls below to minimize building massing - more if second-floors have a greater than 35% footprint over the ground floor. The applicant is proposing to address the building massing through a combination of a stepping back second floor walls at least 3 feet from ground floor walls below, and further by breaking up the second floor building walls through additional step-ins and bay window additions along the side and rear walls.
11. The City's design guidelines support 8-foot or 9-foot ceiling heights. The project proposes 9-foot ceiling heights for both floors, and a higher proposed vaulted ceiling space over the front entry foyer.
12. The City's design guidelines encourage low-pitched roofs or flat roof styles with generous roof overhangs for patio homes. The applicant is proposing a relatively low 2.75:12 roof pitch, two-foot rear and side roof eave overhangs for the first and second floors, and a larger four-foot roof eave projection over the front ground floor.
13. The project also proposes a five-foot deep by 16-foot wide balcony on the front elevation to be

accessed from the second-floor family room area. The balcony is proposed to be constructed with frosted glass and cement railing to minimize privacy impacts to the yards of nearby patio homes.

14. The house would be clad in stucco siding and composition shingle roofing.
15. Overall existing and proposed building height is 25-feet, which complies with the maximum 25-foot height allowed for R1-6L zoned properties.

Findings

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 two off-street parking spaces on an existing concrete driveway to remain.
 - The property is served by existing infrastructure adequate in size and capacity to support the proposed use.
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;*
 - 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 not in keeping with the character of the neighborhood and could be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - While the proposed project design incorporates several measures intended to be compatible the neighborhood character, including a lower sloped 2.75:12 roof pitch, elevated side wall windows on the second floor, and horizontal roof lines along the street frontage, the overall design incorporates features to make it compatible with the patio-style architecture of 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 would be subject to the California Building Code and City Code requirements.
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;*
 - The proposed project design incorporates enough of architectural design features identified in the City's Design Guidelines for Patio Homes to make it consistent with the adopted City Single Family Residential Guidelines as a new two-story house.

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 and elevations.
- 2) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development. 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.
- 3) Developer 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, including the disconnection of roof downspouts to drain over landscaped yards on site.

ENVIRONMENTAL REVIEW

Categorically Exempt per CEQA Section 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 October 21, 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 new construction of a 3,789 square-foot six bedroom and four bathroom two-story single family residence with attached 495 square-foot attached one bedroom and one bathroom accessory dwelling unit for the property located at 143 Claremont Avenue, subject to conditions.

Reviewed by: Jeff Schwilk, Associate Planner, Community Development

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

ATTACHMENTS

1. Development Plans
2. Project Data