



Legislation Details (With Text)

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On agenda: 12/1/2021 **Final action:**
Title: Action on the new construction of a two-story, 2,748 square foot, four bedroom and five bathroom single family home, at 1922 Main Street
Sponsors:
Indexes:
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Attachments: 1. Project Data, 2. Development Plans, 3. PMM Chan Correspondence, 4. PMM Cherubino Correspondence, 5. PMM Staff Presentation

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

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the new construction of a two-story, 2,748 square-foot, four-bedroom and five- bathroom single-family home, at 1922 Main Street

File No.: PLN2020-14727

Location: **1922 Main Street**, a 6,500 square-foot lot, located on the west side of Main Street approximately 150 feet north of Reed Street; APN: 224-23-011; property is zoned Single-Family Residential (R1-6L).

Applicant: Augustine Designs

Owner: Daljit Kaur

Request: **Architectural Review** of the proposed demolition of an existing 1,285 square-foot one-story, three bedroom and one bathroom single family home, and the proposed construction of a new two-story, 2,748 square-foot, four bedroom and four bathroom single family home with attached two-car garage, *(A new detached 750 square-foot, two bedroom and one bathroom accessory dwelling unit (ADU) proposed with this project is subject to administrative approval only).*

Project Data - see Attachment 2 for full-sized table

Lot Size: 6,500 sq.ft.	Existing Floor Area (sq.ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,045	1,219
Second Floor	n/a	1,052
Garage	240	441

Covered Porches	0	92
Shed	120	0
Gross Floor Area	1,285	2,712
Lot Coverage	1,405 / 6,500 = 22%	1,752 / 6,500 = 27%
ADU	n/a	750
2nd:1st Floor Coverage	n/a	1,052 / 1,752 = 60%
F.A.R.	1,285 / 6,500 = 0.20	2,712 / 6,500 = 0.42
Bedrooms/Baths	3 / 1	4/5
Flood Zone	X	X

Points for Consideration

1. The project site was developed with the existing house in 1948.
2. The project site is located in the historic Old Quad Area of the City and is not located within 200 feet of any HRI property.
3. 300-foot neighborhood notice was distributed for this project review. No public comments have been received as of the date of this report preparation.
4. There are no active City code enforcement cases for this property.
5. The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk flood area.
6. The project includes demolition of an existing 3 bedroom and 2 bathroom single family home and detached one car garage, and the new replacement construction of a two-story, 2,712 square-foot, 4 bedroom and 4.5 bathroom single family home including an attached 441 square foot two-car garage at front.
7. The project also proposes to construct a new detached 750 square-foot, two bedroom and one bathroom accessory dwelling unit in the rear yard but is not part of the architectural review approval process. The ADU is subject to administrative review approval only.
8. The City's Single Family Residential Design Guidelines encourage that second floor walls be stepped back at least 5 feet from the front ground floor wall below, and at least 3 to 5 feet from side and rear ground floor walls to minimize building massing - more if the proposed second-floor area has a greater-than-35% footprint over the ground floor. The applicant is proposing to address the building massing through a combination of stepping back the second floor walls at least 5 feet from the front walls below, 4 feet from the north ground floor side wall, 5 feet from the south ground floor side wall, and further by breaking up the second floor walls through additional step-ins along both sides.
9. The project proposes 8-foot ceiling heights for the first and second floor living areas as supported by the City's Design Guidelines.
10. The project also proposes a combination of 6:12 roof pitch for the ground floor and 5:12 roof pitch for the second floor resulting in a proposed overall building height of 24 feet, 6 inches where 25' is the maximum height allowed by the R1-6L Zoning Code.
11. The main house is proposed to be clad in stucco siding with 2x4 wood trim around windows and doors, and asphalt composition shingle roofing, which is consistent with the materials used on other residential buildings in the neighborhood.

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 within an attached two-car garage, and additional off-street parking on a proposed two-car wide driveway.
 - 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 in keeping with the character of the neighborhood and will not be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - the proposed project design incorporates several measures intended to be compatible the neighborhood character, including stucco siding, wood trim around windows and doors, composition shingle roofing, elevated side wall windows on the second floor, and step-back of second floor walls from the front and side ground floor walls below.
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 design incorporates materials and architectural design features identified in the City's Single Family and Duplex Residential Design Guidelines to make the project consistent with these adopted 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) Developer shall remove existing driveway and pavement from the street park- strip planter in the public right-of-way frontage for the property, and shall plant new landscape ground cover

with irrigation and a new street tree in coordination with Planning and the Department of Public Works - Streets Division.

- 3) 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.
- 4) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 5) 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, and shall not be allowed on recognized State and Federal holidays.
- 6) 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 November 18, 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 two-story, 2,748 square-foot, four-bedroom and five- bathroom single-family home, at 1922 Main Street, 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