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Title: Action on a 758 square-foot second floor addition and a 226 square-foot rear second floor balcony to an existing 2,031 square-foot three-bedroom and three-bathroom residence at 3172 McKinley Drive.

Sponsors:

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Attachments: 1. Project Data Table, 2. Development Plans, 3. PMM -Staff Presentation

Date	Ver.	Action By	Action	Result
1/12/2022	1	Development Review Hearing		

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 758 square-foot second floor addition and a 226 square-foot rear second floor balcony to an existing 2,031 square-foot three-bedroom and three-bathroom residence at 3172 McKinley Drive.

File No.: PLN21-15262

Location: **3172 McKinley Drive**, a 6,854 square foot lot on the south side of McKinley Drive approximately 310 feet east of Cronin Drive; APN: 296-21-016, property is zoned Single-family Residential (R1-6L).

Applicant: Taeho Um & Associates

Owner: Anirban Ray

Request: **Architecture review** of a 758 square foot second floor addition and a 226 square foot second floor rear balcony to an existing three-bedroom and three-bathroom residence with 2,031 square feet of living area. The proposal will result in a 2,497 square foot five-bedroom and four-bathroom residence with new second floor rear balcony that creates a rear covered first floor patio and retains the existing 466 square foot attached garage in place.

Project Data Table: See Attachment for full-size data sheet.

Lot Area: 6,825 sq. ft.				
	Existing Floor Area (sq. ft.)	Demolition (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	2,031	-	-	2,031
Second Floor	-	-	-	758
Garage	466	-	-	466

1 st floor covered rear patio & 2 nd floor rear balcony	-	-	226	226
Gross Floor Area	2,497	-	-	3,481
Lot Coverage	$2,497 / 6,825 = 37\%$	-	-	$2,723 / 6,825 = 40\%$
2 nd floor to 1 st floor	-	-	-	$758 / 2,723 = 29\%$
FAR	-	-	-	$3,481 / 6,825 = .51$
Bedrooms/Baths	3 / 3	-	-	5 / 4
Flood Zone	X	-	-	X

Points for consideration for the Architectural Committee

- The proposed project is located in a residential tract consisting primarily one-story ranch style homes and few two-story residences, each with attached two car garage.
- The existing residence was constructed in 1957.
- The proposal involves minor alteration of the first floor interior to construct a stairwell to the new second floor.
- The proposed second floor overlays the garage and family room at 7' setback from the front/north building elevation and 3' from the side/east elevation.
- The proposed second floor addition includes an exterior balcony that provides for a first floor covered porch at the rear of the home.
- The second floor balcony is setback approximately 9'2" from the side property line and adjacent property to the east and 25'7" from the rear property line and neighboring property to the south. Installation of a privacy screen wall is recommended along the length of the proposed balcony facing the adjacent neighboring property to the east.
- Exterior building materials applied to the new addition match the existing residence and are compatible with surrounding homes in the neighborhood. Building height with the second story addition is approximately 22. Integrated into the second floor design is an observatory dome that extrudes approximately 2' above the ridge of the roof and setback approximately 12' from the front elevation of the second floor and may be visible from the streetscape.
- 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 development 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.
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 proposes second floor construction of interior living area and an exterior balcony for

added outdoor space. As the proposed balcony is located within 15 feet of a neighboring residential property, it is recommended as a condition of approval that a privacy fence along the length of the balcony facing eastward be installed to lessen any privacy impacts onto the adjacent property.

- The project includes a condition to maintain the existing garage clear and unobstructed for parking of two vehicles.
 - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an increase in traffic.
3. Proposed lot coverage within the maximum 40% lot coverage permissible in the R1-6L zoning district. *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 proposal retains the ranch-style architecture of the existing home and is compatible with the other two-story homes in the neighborhood for building form and architecture.
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, in that;*
- The proposed addition includes a stucco finish to match the existing building elevations and composition shingle roof to match the existing home.
 - The proposed project is compatible in scale and character with existing two-story homes present in the neighborhood.
 - A condition of approval recommends the installation of a privacy screen wall along the length of the second floor balcony facing eastwards.

CONDITIONS OF APPROVAL

- 1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Staff recommends changing the proposed slider window on the addition visible from the street to match the existing divided light pattern of the front elevation. 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 garage shall be maintained clear and free for parking of two vehicles and 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 December 23, 2021, a notice of public hearing of this item was mailed 300 feet of the project site and mailed to property owners at three locations within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the proposed 758 square-foot second floor addition and a 226 square-foot rear second floor balcony to an existing 2,031 square-foot three-bedroom and three-bathroom residence at 3172 McKinley Drive, subject to conditions.

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

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

Approved by: Lesley Xavier, Principal Planner, Community Development Department

ATTACHMENTS

1. Project Data Sheet
2. Development Plans