



Legislation Details (With Text)

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Title:	Action on a proposed first and second-story addition for the single-family residence located at 3470 Mauricia Avenue				
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Attachments:	1. Development Plan, 2. Project Data, 3. PMM Staff Presentation, 4. PMM Huang Correspondence, 5. PMM Xu Correspondence, 6. PMM Zhang Correspondence				

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

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a proposed first and second-story addition for the single-family residence located at 3470 Mauricia Avenue

File No.(s): PLN21-15154

Location: 3470 Mauricia Avenue, a 7,150 square foot lot located on the south side of Mauricia Avenue; APN: 296-19-062; the property is zoned Single-Family Residential (R1-6L)

Applicant: Maria Barmina

Owner: Yuri Ardulov

Request: Architectural Review of a new 583 square foot second-story addition and a 202 square foot ground-floor addition to the existing single-story residence that would result in a 2,563 square foot two-story residence with four-bedrooms, four-bathrooms, and a 407 square-foot attached garage.

Project Data: see Attachment 2 for full-sized table

Lot Size: 7,150 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,778	202	1,980
Second Floor	n/a	583	583
Garage	407		407
ADU	n/a		

Covered Porch	18		18
Gross Floor Area	2,203		2,989
Lot Coverage	$2,203/7,150 = 31\%$		$2,406/7,150 = 33\%$
F.A.R.	$2,203/7,150 = 0.31$		$2,989/7,150 = 0.42$
Bedrooms/Baths	4/2		4/3
ADU Bedrooms/Baths	n/a		
Flood Zone	X		X

Points for Consideration

- The project proposes a rear second-story balcony with an approximate size of 12' - 7" long by 9' in depth. Staff recommend reducing the depth from 9ft to 4ft to comply with the design standard for second-story balcony.
- The second-story addition has no front step-back from the first-floor exterior wall. This is consistent with some of the second-story residences in the surrounding neighborhood.
- The front façade of the second-floor is mainly a plain stucco finish with clearstory windows. Given that there is a zero setback for the second-floor front façade, the second-floor elevation needs to use more architectural features to help mitigate a large blank wall. Staff recommends adding more windows, replacing the clearstory windows with larger ones, or relocating the walk-in closet to allow a different front elevation.
- The second story is approximately 25% of the first-floor area.
- Second-story side windows on the east and west elevation have a minimum window sill height of five feet.
- The second-story exterior wall steps in 2' - 4" on the left side.
- The proposed addition will have a tar and gravel roof and exterior stucco finish similar to that of the existing residence.
- The project site is in FEMA Flood Zone X, which is considered a moderate to low risk area.
- A neighborhood notice was distributed to properties within a 300 foot radius of the subject site for this project review.
- There are no active code enforcement cases for this property. Staff did not receive comments 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 the 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;

- The proposed project 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 two-story residence is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of one- and two-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 in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing and height to a typical two-story house within the 25 feet maximum height limit.

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. Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. PLN-21-15154, on file with the Community Development Department, Planning Division.
3. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
4. 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.
5. Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
6. 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.

7. 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.
8. Reduce second-floor balcony depth from nine feet to four feet.
9. Incorporate architectural features or windows to reduce the appearance of a large blank wall for the second-story front façade.

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 posted within 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 583 square foot second-story addition and a 202 square foot ground-floor addition to the existing single-story residence that would result in a 2,563 square foot two-story residence with four-bedrooms, four-bathrooms, and a 407 square-foot attached garage, subject to conditions.

Prepared by: Steve Le, Associate Planner, Community Development

Approved by: Lesley Xavier, Principal Planner, Community Department

ATTACHMENTS

1. Development Plan
2. Project Data