



Legislation Details (With Text)

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Title: Action on a proposed 1,089 square-foot addition and interior remodel of an existing one-story single-family residence located at 2523 Elliot Street

Sponsors:

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Code sections:

Attachments: 1. Development Plans

Date	Ver.	Action By	Action	Result
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REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a proposed 1,089 square-foot addition and interior remodel of an existing one-story single-family residence located at 2523 Elliot Street

File No.(s): **PLN21-15140**

Location: **2523 Elliot Street**, a 7,979 square foot parcel on the north side of Elliot Street between Quinn Avenue and Elliot Street; APN: 216-11-067; the property is zoned Single-Family Residential (R1-6L)

Applicant: Michelle Miner

Owner: Stephen and Beverlee Fradera

Request: **Architectural Review** for a 1,089 square foot addition and interior remodel of an existing one-story, four-bedroom, two-bathroom 1,598 square foot single-family residence with a 498 square foot garage, resulting in a one-story, five-bedroom, four-bathroom 2,745 square foot single-family residence with a 440 square foot garage.

Project Data

Lot Size: 6,700 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,598	1,089	2,687
Second Floor	-	-	-
Garage/Car Port	498	-58 (added to living space)	440
Porch	10	-	10
Shed	-	-	-
Gross Floor Area	2,106		2,704

Lot Coverage	2,106/7,989 = 26.4%	-	3,195/7,989 = 40%
F.A.R.	2,375/6,700= .26		3,195/7,989=.40
Bedrooms/Baths	4 Bedrooms 2 Bathrooms	1 Bedrooms 2 Bathrooms	5 Bedrooms 4 Bathrooms
Flood Zone	X		X

Points for consideration

- The proposed project is located in a neighborhood with predominantly one-story homes throughout the immediate neighborhood.
- The project site adjoins one-story, single-family homes on all sides.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site 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 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 a first-floor addition to the existing house in a manner that is compatible with the scale and character of the neighborhood in that the proposed addition maintains the one-story character of the neighborhood.
 - 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.
 - Proposed lot coverage within the maximum 40% lot coverage permissible in the subject site's R1-6L zoning district.
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 project is compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the project maintains the one-story character and provides the required setbacks.
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 will be clad in a combination of stucco and stone veneer on the front elevation and a new barrel tile roof with a 5:12 roof pitch.

CONDITIONS OF APPROVAL

- 1) 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. **PLN21-15140**, on file with the Community Development Department, Planning Division.
- 2) The 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) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301-Existing Facilities, in that the project is limited to a small addition to the existing single-family residence.

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 January 19, 2022, a notice of public hearing of this item was posted in three conspicuous places within 300 feet of the project site and mailed on January 20, 2022 to property owners within 300 feet of the project site. Planning Staff has not received any public comments for this application at the time of preparation of this report.

RECOMMENDATION

Approve a 1,089 square foot addition and interior remodel of an existing one-story, four-bedroom, two-bathroom 1,598 square-foot single-family residence with a 498 square-foot garage, resulting in a one-story, five-bedroom, four-bathroom 2,745 square-foot single-family residence with a 440 square-foot garage for the property located at 2523 Elliot Street, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development

Approved by: Lesley Xavier, Principal Planner, Community Development

ATTACHMENTS

1. Development Plans