



Legislation Details (With Text)

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Title:	Action on a proposed 822 square-foot first and second floor addition to an existing one-story single-family residence located at 3876 Baldwin Drive. (CEQA: Exempt Section 15301-Existing Facilities)				
Sponsors:					
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Attachments:	1. Project Data Table, 2. Development Plans, 3. PMM Staff Presentation				

Date	Ver.	Action By	Action	Result
5/10/2023	1	Development Review Hearing		

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a proposed 822 square-foot first and second floor addition to an existing one-story single-family residence located at 3876 Baldwin Drive. (CEQA: Exempt Section 15301-Existing Facilities)

File No.(s): PLN23-00062

Location: 3876 Baldwin Drive, a 6,766 square foot lot located on the south side of Baldwin Drive, between Dawson Drive and Mackenzie Drive. The site is zoned R-1-6L Single-Family; APN: 316-13-00062.

Applicant: Alexander Angkawijaya, AA Home Design & Build LLC

Owner: Thirumalaikumar Sankaralingam and Sathya ThirumalaiKumar

Request: **Architectural Review** to allow for the construction of an 822 square foot first and second floor addition, new garage and front porch, and interior remodel of an existing one story three-bedroom two-bathroom 1,502 square foot single-family residence with an attached garage, resulting in a two story four-bedroom three and a half bathroom, 2,805 square foot single-family residence with a new 427 square foot attached garage and a 50 square foot front porch.
The project will require a Zoning Administrator Modification for the proposed 17-foot front setback for the porch, where 20 feet is required.

Project Data

The Project Data Table is included as Attachment 1.

Points for consideration

- The proposed project is located in a neighborhood with one and two-story single-family residences throughout the immediate neighborhood.
- The project site adjoins one-story single-family homes to the east, west, south and across the street from Baldwin Drive to the north.

- The project proposes a 50 square foot front porch that encroaches 3 feet into the front yard setback resulting in a reduced setback of 17 feet, where 20 feet is required. This would require a Zoning Administrator Modification.
- Staff recommends redesign of the project to reduce the entry porch roof height by at least one foot to be in conformance with Section 4e - Entry Features of the Single-Family Residential Design Guidelines. This section recommends entry features be in scale, proportion, and character to the architectural style of the home.
- 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 per the Planned Development approval.
- 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 rear and a second-floor addition in a manner that is compatible with the adjacent properties and the neighborhood. The proposed second-floor addition is set back 5 feet from the first floor to the front and a 3-feet, 6-inches on the sides and rear to reduce the second-floor massing. This exceeds the requirement in the design guidelines.
 - The proposed front porch entryway is too tall and not compatible with the scale and character of the neighborhood. Staff recommends it to be lowered by at least a foot to align with the first floor roof fascia.
 - 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 is within the maximum 40% lot coverage permissible in the 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 Single-Family Residential Design Guidelines, in that the project maintains the existing one and two-story character by providing required step backs on the second floor in a manner that promotes compatibility with the existing neighborhood character.
 - The proposed front porch entry way is not in conformance with the Single-Family Residential Design Guidelines.

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 stucco with some stone veneer and horizontal siding on the second floor on the front elevation and a new composite shingle roof to match the neighborhood.

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. **PLN23-00062**, on file with the Community Development Department, Planning Division.
- 2) The developer is responsible for the 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 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 April 27, 2023, a notice of public hearing of this item was posted in three conspicuous places within 300 feet of the project site and mailed to property owners within 300 feet of the project site. The planning staff has not received any public comments for this application at the time of preparation of this report.

RECOMMENDATION

Redesign the proposed project to lower the front porch entry feature by at least a foot in conformance with the Single-Family Residential Design Guidelines and resubmit for architectural approval, subject to conditions of approval.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Project Data Table
2. Development Plans