



Legislation Details (With Text)

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Title: Action on a 982 square-foot second story addition, 238 squarefoot first floor addition, and 1,030 square feet remodel. (CEQA: Class 1 Categorical Exemption 15301(e)(1), Existing Facilities)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plans, 2. Project Data, 3. PMM Ng Correspondence

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

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 982 square-foot second story addition, 238 squarefoot first floor addition, and 1,030 square feet remodel. (CEQA: Class 1 Categorical Exemption 15301(e)(1), Existing Facilities)

File No.(s): **PLN23-00109**

Location: **74 Woodhams Road**, a 6,264 square foot lot located at the northwest corner of Woodhams Street and McKinley Drive, approximately 512 feet north of Stevens Creek Boulevard; APN: 296-12-031; property is zoned Single-Family Residential (R1-6L)

Applicant: Leo Chuang, Studio Aioli

Owner: Yusuke and Winnie Chan Yamakita

Request: **Architectural Review** for the 982 square feet second story addition, 238 square feet first floor addition, and 1,030 square feet remodel resulting in a 2,893 square-foot residence

Project Data

The Project Data Table is included as Attachment 2.

Points for Consideration

- The existing residence is one-story with 3 bedrooms, 2 bathrooms, kitchen, living space, and an attached two-car garage.
- The proposal involves a 982 square foot second story addition, 238 square foot first floor addition, and 1,030 square feet remodel of the existing residence resulting in a 2,893 square-foot two-story residence with 4 bedrooms, 3 bathrooms, kitchen, living space, and an attached 2-car garage.
- The proposed second story provides a 5-foot front step back.
- The proposed second story does not provide a rear or side stepback, but the extended eaves in the rear and interior side create the appearance of a stepback.

- The space above the living room is a double-height space; however, it is designed so that the first floor does not appear as two-stories tall from the exterior.
- Windows on the interior side façade are frosted to maintain privacy.
- The proposed project complies with the R1-6L development standards; is generally consistent with the Single-Family Residential Design Guidelines; and is compatible with neighboring homes along the streetscape.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.
- There are no active code enforcement cases for this property.

Findings

- 1) *That any off-street parking area, screening strips and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City are a part of the proposed development, in that;*
 - The proposal provides the required two covered parking spaces within the existing 418 square foot two car garage.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
- 2) *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 resulting in four bedrooms and three bathrooms would not create traffic congestion or hazards.
 - 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 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 development is a two-story residence that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of both one- and two-story residences with tract style and contemporary architecture.
 - The project complies with the R1-6L development standards for new construction.
 - The proposed second story addition does not provide a minimum three to five feet step-back in the side and rear elevation of the residence, which is inconsistent with the City's Single-Family Design Guidelines. However, the project extends the eaves of the first floor to create the appearance of a 3-foot step-back and the second story is stepped back from the front façade of the garage.
- 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 extent*

as if written into and made a part of this title, in that;

- The proposal project is generally consistent with the City's Residential Design Guidelines and compatible scale and character with the housing types that are typical in the neighborhood.
- The proposed second story addition does not provide an upper story step-back in the side and rear, which is inconsistent with the City's Single-Family Design Guidelines. However, the project extends the eaves of the first floor to create the appearance of a 3-foot step-back and the second story is stepped back from the front façade of the garage

Conditions of Approval

- 1) Permit Expiration. This Architectural Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer.
- 2) Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans with File No. **PLN23-00109**, on file with the Community Development Department, Planning Division.
- 3) The garage shall be maintained free and clear for vehicle parking use at all times. It shall not be used only for storage.
- 4) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 5) 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.
- 6) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 7) 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.
- 8) 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.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301(e)(1), Existing Facilities in that the project is limited to a small addition to the existing single-family residence.

PUBLIC CONTACT

On April 27, 2023, 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. Public comments received on this item are attached to this report.

RECOMMENDATION

Approve the 982 square feet second story addition, 238 square feet first floor addition, and 1,030 square feet remodel of the existing residence at 74 Woodhams Road, subject to conditions.

Prepared by: Meha Patel, Assistant Planner, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Development Plans
2. Project Data