



Legislation Details (With Text)

File #: 23-560 **Version:** 1 **Name:**
Type: Consent Calendar **Status:** Agenda Ready
File created: 4/17/2023 **In control:** Development Review Hearing
On agenda: 5/10/2023 **Final action:**
Title: Action on a 594 square foot first floor addition and a 271 square-foot second floor addition to an existing two-story residence resulting in 3,274 square-foot two-story residence at 462 Muriel Court (CEQA: Categorical Exemption, 15301 (e)(1), Existing Facilities)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plan, 2. Project Data

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

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 594 square foot first floor addition and a 271 square-foot second floor addition to an existing two-story residence resulting in 3,274 square-foot two-story residence at 462 Muriel Court (CEQA: Categorical Exemption, 15301 (e)(1), Existing Facilities)

File No.: PLN22-00474

Location: **462 Muriel Court**, a 10,248 square-foot lot located on the south side of Muriel Court, west of Luther Drive; APN: 294-31-024; the property is zoned Single-Family Residential (R1-6L).

Applicant: Michael Dern

Owner: Sam and Julie Bushell

Request: **Architectural Review** of a 594 square-foot first floor addition, and a 271 square-foot second floor addition to an existing 2,409 square-foot 5-bedroom, 3-bathroom two-story residence, resulting in a 3,274 square-foot 5-bedroom, 4.5-bathroom two-story residence with a 395 square-foot attached two-car garage.

Project Data

The Project Data Table is included as Attachment 2.

Points for Consideration

- The existing residence is a 2,409 square-foot 5-bedroom, 3-bathroom two-story residence.
- The project includes a 594 square-foot first floor addition and a 271 square-foot second floor addition to the existing two-story residence, resulting in a 3,274 square-foot two-story residence with 5-bedrooms and 4.5-bathrooms.
- The proposed addition to the residence will consist of new composition shake roofing and lap siding to match the existing residence.

- The second story addition provides the minimum step backs outlined in the Single-Family Residential Design Guidelines with a front step back of more than 10 feet, a rear step back of 3 feet, and a side stepback of more than 20 feet from the first story wall. The existing second story is flush with the first story wall on the left side.
- 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

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 within the existing garage.
 - 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 proposed residence resulting in 5-bedrooms and 4.5-bathrooms would not create traffic congestion or hazards.
 - The project includes a condition to maintain the 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. *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 and similar to that of the surrounding neighborhood which consists of a mix 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, in that;*
 - The residence will consist of lap siding and composition shake roofing.

- The proposed project is compatible in scale and character of the residential structures present in the neighborhood.

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 a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. **PLN22-00474**, on file with the Community Development Department, Planning Division.
- 3) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 4) 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.
- 5) 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.
- 6) The garage shall always be maintained clear and free for parking of two vehicles. It shall not be used only for storage.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities in that the project is limited to the construction of one 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. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Use of a Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities and **Approve** the 594 square foot first floor addition, and 271 second floor addition to an existing two-story residence resulting in a 3,274 square foot 5-bedroom, 4.5-bathroom two-story residence at 462 Muriel Court, subject to conditions.

Prepared by: Tiffany Vien, Associate Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Development Plan
2. Project Data Table