



Agenda Report

21-104

Agenda Date: 2/3/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on remodel and addition of single-family residence located at 2336 Silveria Court

DISCUSSION

File No.(s): **PLN2020-14731**

Location: **2336 Silveria Court**, a 18,866 square-foot lot located at the end of Silveria Court cul-de-sac, APN: 104-05-112; property is zoned Single-Family Residential (R1-6L)

Applicant: Jamie Meese

Owner: Scott Carter

Request: **Architectural Review** of a 361 square-feet (sf) first floor addition and 118 square-foot second floor addition to an existing 1,868 square-foot four-bedroom, two and half-bathroom two-story single-family residence with a 462 sf attached two-car garage and 365 sf one-car garage. The proposed project will result in a 2,347 square-foot five-bedroom, three and half-bathroom residence with an existing attached two-car garage and 365 sf one-car garage.

Mailing Radius: 300 feet

CEQA Determination Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

Project Planner Ela Kerachian, Associate Planner

Staff Recommendation: **Approve**, subject to Conditions

Project Data

Lot Size: 18,866 sf.			
	Existing Floor Area (sq. ft.)	Proposed New Building (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	965	361	1,326
Second Floor	903	118	1,021
Two-car Garage	462	-	462
One-car garage	365	-	365
Gross Floor Area	2,695		3,174
Lot Coverage	1,792/18,866= 9.5%		2,153/18,866= 11.4%
F.A.R.	0.14		0.17
% of 2 nd floor to 1 st floor	903/1,792=50%		1,021/2,153=47%
Bedrooms/Baths	4/2.5		4/3.5

Points for consideration

- The second-story addition is less than 66% of the first-floor area. It is approximately 47% of the first-floor area.
- The proposed addition will match in material, with composition shingle roofing and stucco siding.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active code enforcement cases for this property.

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 an 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;*
 - There is no expansion of the parking or intensification of use that would significantly cause increased 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 development is a first floor and second-story addition to an existing two-story single-family residence that is in keeping with the scale with the appearance of the existing neighborhood and tract. Two-story high walls are common in the neighborhood, and per the design guidelines the proposed second-floor walls maintain a roof segment for at least of 50% of the building perimeter.
- 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;*
 - Privacy for neighbors is maintained as the design maintains the required ratio of 2nd to 1st floor.
 - 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 architectural features of the proposed second-story addition is true to the architectural form and appropriate for the neighborhood.

Conditions of Approval:

- 1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
- 2) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- 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.

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 January 21, 2021, a notice of public hearing of this item was mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the first floor and second floor addition to an existing two-story single-family residence resulting in a 2,347 square foot five-bedroom, three and half-bathroom residence with an existing attached two-car garage and 365 square feet one-car garage.

Reviewed by: Elaheh Kerachian, Associate Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Development Plans

