



Agenda Report

21-1154

Agenda Date: 9/15/2021

REPORT TO [DEVELOPMENT REVIEW HEARING]

SUBJECT

Action on an Architectural Review for the addition of a sliding glass door to an existing bedroom resulting in two bedrooms with direct exterior access and widening the existing front porch by 70 square feet at 2029 Francis Avenue. The project also includes ministerial approval of a new 280 square-foot detached Accessory Dwelling Unit (ADU)

BACKGROUND

File No.(s): PLN21-15086

Location: 2029 Francis Avenue, a 5,500 square-foot parcel located on the east side of Francis Avenue south of the intersection of Cabrillo Avenue and Francis Avenue; APN: 220-27-070; property is zoned Single-Family Residential (R1-6L)

Applicant/Owner: Kelly Kwan

Request: Architectural Review for the addition of a sliding glass door to an existing bedroom resulting in two bedrooms with direct exterior access and widening the existing front porch by 70 square feet. The project also includes ministerial approval of a new 280 square foot detached Accessory Dwelling Unit (ADU).

Project Data Table

Refer to Attachment 1.

Points for Consideration

- There are no active City code enforcement cases for this property.
- A 300-foot neighborhood notice was distributed for this project review.
- The application requires DRH review because it includes a request for the addition of a sliding glass door to an existing bedroom resulting in two bedrooms with direct exterior access. The application also includes widening of the existing front porch from 70 square feet to 140 square feet.
- The new detached ADU is considered a ministerial approval and is not subject to DRH review because it meets all regulations.

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 existing attached two-car garage will remain in place.

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;*
 - 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 project is compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the addition of a sliding door on the east elevation will not have any impact to privacy or the aesthetics of the residence.
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 proposal does not modify the architectural styles of the residence.

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) 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.
- 6) Garage shall always be maintained clear and free for vehicle parking use. It shall not be used only for storage.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15303(a), New Construction or Conversion of Small Structures.

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 September 3, 2021, 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. Planning Staff has not received public comments for this application at the time of preparation of this report.

RECOMMENDATION

Approve the proposed addition of a sliding glass door to an existing bedroom resulting in two bedrooms with direct exterior access and widening the existing front porch by 70 square feet at 2029 Francis Avenue, subject to conditions.

Prepared by: Rebecca Bustos, Senior Planner, Community Development Department

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

ATTACHMENTS

1. Project Data Table
2. Development Plans