



Agenda Report

21-1335

Agenda Date: 10/20/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on demolishing the existing 1,795 square-foot one-story single-family residence to construct 3,708 square-foot six bedrooms and five bathrooms two-story single family residence with a new 529 square-foot two-car garage at 510 Meadow Avenue

File No.(s): **PLN2020-14698**

Location: **510 Meadow Avenue**, a 16,861 square feet parcel located on the southwest corner of Meadow Avenue and Hubbard Avenue; APN: 316-12-059; property is zoned Single Family Residential (R1-6L).

Applicant: Farhad Rafatzand, Ziba Design and Construction

Owner: Eswar Manchenella

Request: **Architectural Review** for demolition of the existing one story three bedroom two bath 1,795 square foot single family residence to construct a 3,708 square foot six bedrooms and five bathrooms two-story single family residence with a new 529 square foot two-car garage, 23 square feet front porch, a 367 square foot rear patio, and 445 square foot second floor balcony to the rear.

Project Data: See Attachment 2

Points for consideration

- The proposed project is located in a predominantly one-story homes with occasional two-story homes throughout the immediate neighborhood.
- Project site adjoins one-story single-family homes to the north and east, by Calabazas Creek to the south, and industrial zoned properties to the west.
- The project proposes a 445 square foot balcony on the second floor with screens on the side to mitigate potential privacy impacts to the neighbors. However, the large size of the lot (16,861 square feet) allows for large setbacks of 33 feet to 38 feet on the sides and approximately 140 feet from the rear property line.
- The proposed single-family house is compatible with the architectural styles and materials of other homes in the neighborhood.
- A 300-foot neighborhood notice was distributed 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 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 project proposes a new two-story house in a manner that is compatible with the adjacent properties and the neighborhood. The proposed second floor addition provides 23'-6"-foot front step back, 3 foot sidestep back, and 5-foot rear step back to reduce the second-floor massing. This exceeds the requirement in the design guidelines. The proposed addition is in a manner that is compatible with the scale and character of the neighborhood.
 - 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 Design Guidelines, in that the project maintains the one-two story character by providing greater step backs on the second floor in a manner that promotes compatibility with the existing neighborhood character.
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 a new composite shingle roof to match 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) 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.

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 October 7, 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 received a few inquiries from public for this application.

RECOMMENDATION

Approve the proposed demolition of the existing one story three-bedroom, two-bath 1,795 square-foot single-family residence to construct a 3,708 square-foot six bedroom and five bathroom two-story single-family residence with a new 529 square-foot two-car garage, 23 square feet front porch, a 367 square-foot rear patio, and 445 square-foot second floor balcony to the rear at 510 Meadow Avenue, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development

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

ATTACHMENTS

1. Development Plans
2. Project Data