



Agenda Report

21-1549

Agenda Date: 12/1/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the proposed 329 square-foot second floor addition and interior remodel of an existing one-story single-family residence at 517 Hubbard Avenue

File No.(s): PLN21-15279

Location: 517 Hubbard Avenue, a 6,700 square feet parcel at the southeast corner of Meadow Avenue and Hubbard Avenue; APN: 316-12-061; property is zoned Single-Family Residential (R1-6L)

Applicant: Rudy Para, Para Builders, Inc.

Owner: Subhash and Lakshmi BalaKrishna

Request: **Architectural Review** for a 329 square foot second floor addition and interior remodel of an existing one story three-bedroom one and a half 1,967 square feet single-family residence resulting in a two story four-bedroom two and a half bathroom 2,296 square feet single-family residence with the existing 390 square foot car port and a 18 square foot porch to remain.

Project Data

Lot Size: 6,700 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,967	-	1,967
Second Floor	-	329	329
Garage/Car Port	390	-	390
Porch	18	-	18
Shed	-	-	-
Gross Floor Area	2,375		2,704
Lot Coverage	$2,375/6,700 = 35.4\%$	-	$2,375/6,700 = 35.4\%$
F.A.R.	$2,375/6,700 = .35$		$2,704/6,700 = .40$
% Second Floor to First Floor	-		16.5%
Bedrooms/Baths	3 Bedrooms 1 1/2 Bathrooms	1 Bedrooms 1 Bathrooms	4 Bedrooms 2 1/2 Bathrooms
Flood Zone	A		A

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 on all sides
- The site is in the special flood hazard area A that corresponds to the areas of 1-percent annual chance of flooding (Base Flood).
- There are no active City code enforcement cases for this property.
- 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 small second-floor addition to the existing house in a manner that is compatible with the scale and character of the neighborhood in that the proposed addition is located to the rear with large front set back.
 - 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. Proposed lot coverage within the maximum 40% lot coverage permissible in the R1-6L zoning district. 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 to two-story character. The proposed second floor addition is almost 55 foot away from the front property line and provides five foot sidestep back from the first floor walls, rear minimizing any impact on 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 siding on the front elevation and a new composite shingle roof to match the existing home.

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.

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 November 18, 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 1,110 square feet ground floor addition and interior remodel of an existing one-story three-bedroom, two-bathroom 1,567 square feet single-family residence resulting in a one-story potentially five-bedroom, three-bathroom 2,677 square feet single-family residence with the existing 457 square-foot garage and 38 square-foot front porch to remain for the property located at 517 Hubbard 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 Table

