



Agenda Report

22-1723

Agenda Date: 1/12/2022

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on an 844 square-foot rear addition to an existing single-family residence resulting in a five-bedroom and four-bathroom home at 2618 Elliot Street.

File No.: PLN21-15318

Location: **2618 Elliot Street**, an 8,510 square foot (sq.ft.) lot located on the south side of Elliot Street approximately 140 feet west of Quinn Avenue; APN: 216-09-056; property is zoned Single-Family Residential (R1-6L).

Applicant: Rakesh Mehta

Owner: Rakesh Mehta and Monica Khamesra Trustee

Request: **Architecture review** of an 844 sq.ft. rear addition to an existing three-bedroom and two-bathroom residence with 1,277 sq.ft. of living area. The proposal would result in a 2,121 sq.ft. five-bedroom and four-bathroom residence with the existing 433 sq.ft. attached garage to remain.

Project Data Table:

Lot Area: 6,400 sq. ft.				
	Existing Floor Area (sq. ft.)	Demolition (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,277	-	844	2,121
Garage	433	-		433
Porch	13			13
Gross Floor Area	1,723	-		2,567
Lot Coverage	1,723/8,510=20%	-		2,567/ 8,510=30%
Bedrooms/Baths	3 / 2	-		5 / 4
Flood Zone	X			X

Points for consideration for the Architectural Committee

- The proposed project is located in a residential tract consisting primarily one-story ranch style homes and a small number of two-story residences, each with attached two car garage.
- The existing residence was constructed in 1959.
- The proposed rear addition does not involve interior alterations to the existing floor plan.
- Exterior building materials applied to the new addition match the existing residence and are compatible with surrounding homes in the neighborhood.
- 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 car 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 first-floor rear addition to the existing house 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.
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 proposal incorporates ranch style architecture 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 includes a stucco finish to match the existing building elevations and composition shingle roof to match the existing home.
 - The proposed project is compatible in scale and character with existing two-story homes present in the neighborhood.
 - A condition of approval recommends changing the proposed slider window on the addition visible from the street to match the existing divided light pattern of the front elevation.

CONDITIONS OF APPROVAL

- 1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Staff recommends changing the proposed slider window on the addition visible from the street to match the existing divided light pattern of the front elevation Said plans to

- include, but not be limited to, site plans, floor plans, elevations, landscaping, lighting and signage.
- 2) Change the proposed slider window on the addition visible from the street to match the existing divided light pattern of the front elevation.
 - 3) Developer 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 applicant shall preserve and maintain the existing birch tree in the front yard.
 - 7) The garage shall be maintained clear and free for vehicle parking use. It shall not be used only for storage.

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 December 23, 2021, a notice of public hearing of this item was mailed 300 feet of the project site and mailed to property owners at three locations within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the proposed 844 square-foot rear addition to an existing single-family residence resulting in a five-bedroom and four-bathroom home at 2618 Elliot Street, subject to conditions.

Prepared by: Debby Fernandez, Associate Planner, Community Development Department

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

Approved by: Lesley Xavier, Principal Planner, Community Development Department

ATTACHMENTS

1. Development Plans