



## Agenda Report

22-1755

Agenda Date: 1/12/2022

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Action on a 499 square-foot first floor addition to a one-story single-family residence at 2757 Glorietta Circle.

**File No.(s):** PLN21-15322

**Location:** 2757 Glorietta Circle, a 9,000 square foot lot on Glorietta Circle; APN: 294-32-011; property is zoned Single-Family Residential (R1-8L).

**Applicant:** Han Li

**Owner:** Chaochao Jiang

**Request:** Architectural Review of a 499 square foot first floor addition to an existing 2,213 square foot 4 bedroom, 1 office, 2 bathroom one-story residence resulting in a 2,718 square foot 4 bedroom, 1 office, 4 bathroom one-story residence with an expanded 476 square foot two-car garage.

#### **Project Data- see Attachment 2 for full-sized table**

Lot Size: 9,000 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	2,213	518	2,718
Second Floor	n/a		n/a
Garage	462	14	476
Porch	22	-22	0
Gross Floor Area	2,697		3,194
Lot Coverage	$2,697/9,000 = 30\%$		$3,194/9,000 = 35\%$
F.A.R.	$2,697/9,000 = 0.3$		$3,194/9,000 = 0.35$
Bedrooms/Baths	4/2		4/4
Flood Zone	X		X

#### Points for consideration

- The project includes a 499 square foot first floor addition resulting in a one-story single-family residence with 4 bedrooms, 1 office, and 4 bathrooms.
- The project includes significant demolition of the existing residence, approximately 75% of the walls of the existing residence will be demolished.

- The proposed addition to the residence will match the existing residence in material, with asphalt shingle roofing and stucco siding.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- A neighborhood notice was distributed for this project review within a 300 foot radius of the subject site.
- 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 within the expanded 476 square-foot 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.
  - 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 proposed new residence resulting in 4 bedrooms and 4 bathrooms would not create 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 proposed development is a one-story single-family residence that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of both one- and two-story residences with Craftsman style architecture.
- 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. 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 project would create a house design that is compatible scale and character with the housing types that are typical in the neighborhood as the proposed design of the subject property will have similar massing and height to the adjacent properties.

**Conditions of Approval:**

- 1) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
- 2) 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.
- 3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 4) Maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- 5) The applicant shall plant and maintain a street tree in the front yard. Tree shall be planted prior to the final inspection by the Building division and verified by planning staff.
- 6) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 7) 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.
- 8) 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 December 23, 2021, a notice of public hearing of this item was posted 300 feet of the project site and mailed to property owners within 300 feet of the project site. Public comments received on this item are attached to this report.

**RECOMMENDATION**

**Approve** the 499 square feet ground floor addition to an existing 2,213 square feet 4-bedroom and 2-bathroom one-story residence resulting in a one-story 2,718 square feet, 4-bedroom, 1-office, and 4-

bathroom house with an expanded 476 square feet attached garage for the property located at 2757 Glorietta Circle, subject to conditions.

Prepared by: Tiffany Vien, Associate Planner, Community Development Department

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

**ATTACHMENTS**

1. Development Plan
2. Project Data