

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
PLNG-2025-0553	1039 Iris Ave	Construct a first and second-story addition of 1,045 square feet (21 square feet to the first floor and 1,024 square feet to the second floor) to an existing one-story single-family home, resulting in 3,151 square feet (2,753 square feet living area and 398 square feet garage and 51% floor area ratio (FAR)	2/23/2026	Approved	Yes	51%	3,151
PLNG-2025-0105	439 Nuestra Avenue	DESIGN REVIEW: Construct a 193 square foot addition to the first story of an existing two-story single-family home, resulting in 2,587 square feet (2,153 square feet living area and 434 square feet garage) resulting in 47% total floor area ratio (FAR).	8/11/2025	Approved	Yes	47%	2,587
PLNG-2024-0713	842 Hollenbeck Avenue	Construct a one-story addition of 575 square feet to an existing two-story single-family home, resulting in 2,926 square feet (2,451 square feet living area and 475 square feet garage) and 49% floor area ratio (FAR).	2/24/2025	Approved	Yes	49%	2,926

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
PLNG-2024-0361	721 Harvard Ave	To allow construction of a 398 square-foot first story addition and 760 square-foot second story addition to an existing one-story single-family home, on a 6,215.62 square-foot lot, resulting in a single-family home of 2,952 square feet and 47.5% Floor Area Ratio (FAR)	2/10/2025	Approved	Yes	47.50%	2,952
PLNG-2024-0326	937 Marion Way	DESIGN REVIEW: Construct a 604 square-foot covered rear patio and 111 square-foot storage shed to an existing one-story single-family home, resulting in 4,314 square feet and 40.8% Floor Area Ratio (FAR).	11/25/2024	Approved	Yes	40.80%	4,314
2019-7552	258 West California Avenue	TENTATIVE PARCEL MAP to subdivide a 9,397 square foot lot into two lots (Lot 1 - 4,978 square feet and Lot 2 - 4,269 square feet); USE PERMIT to allow lot area and lot widths less than the minimum required; and DESIGN REVIEW to demolish an existing one-story single-family home and construct two new, two-story single-family homes resulting in 2,587 square feet for Lot 1 (2,184 square foot living area and 403 square foot garage); and 2,570 square feet for Lot 2 (2,166 square foot living area	4/22/2024	Approved	Yes	55.70%	2,587

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
		and 404 square foot garage), resulting in 55.7% total floor area ratio (FAR).					
PLNG-2023-0366	541 South Bayview Avenue	Demolish an existing home and construct a new two-story single-family home resulting in 4,838 square feet (3,864 square feet living area, 512 square feet garage, and 462 rear covered patio) and 40% floor area ratio (FAR), and a six-foot fence in the front yard.	2/26/2024	Approved	Yes	40%	4,838
PLNG-2023-0699	560-562 Crawford Drive	DESIGN REVIEW: Construct a first-story addition of 222 square feet to an existing one-story duplex, resulting in 4,104 square feet (2,440 square feet living area, 595 square feet garage, and 847 covered patio) and 42% Floor Area	2/12/2024	Approved	Yes	42%	4,104

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
		Ratio (FAR). Location: 560-562 Crawford Drive (APN:201-330-48)					
2021-7643	348 Angel Avenue	Demolish an existing one-story single-family home and construct a new two-story single-family home resulting in 3,437 square feet gross floor area (2,815 square feet living area, 169 square foot covered patio, and 453 square foot garage) and 791 square foot attached Accessory Dwelling Unit (ADU) resulting in 53.1% Floor Area Ratio (FAR). USE PERMIT: to allow a 453 square foot detached garage and carport.	12/11/2023	Approved	Yes	53.1%	3,437
2021-7819	1376 Ramon Drive	DESIGN REVIEW to demolish an existing home and construct a new two-story single-family home, resulting in 4,506 square feet (3,625 square feet living area, 462 square feet garage, and 419 square feet covered patio) and 49.1% floor area ratio (FAR)	6/26/2023	Approved	No	49%	4,506

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
2022-7556	156 Connemara Way	Construct a first-story addition of 300 square feet to an existing two-story single-family home, resulting in 2,852 square feet (2,447 square feet living area and 407 square feet garage) and 48% floor area ratio (FAR)	5/22/2023	Approved	Yes	48.00%	2,852
2021-7829	404 S. Murphy Ave	DESIGN REVIEW: To allow construction of a 957 square-foot first and second-floor addition to an existing single-family home, resulting in 2,282 square feet living area (no covered parking) and 58.5% Floor Area Ratio (FAR), and VARIANCE: To allow 28% rear yard encroachment, where 25% maximum is permitted.	4/10/2023	Approved	No	58.50%	2,282
2021-7153	932 Bluebonnet Drive	DESIGN REVIEW: Construct a 398 square-foot first floor addition and a 42 square-foot entry porch for an existing two-story single-family home, resulting in 3,031 square feet gross floor area (2,542 square-foot living area and 489 square-foot garage) with 46.2% Floor Area Ratio (FAR). Convert 489 square feet of existing second floor living area to a Junior Accessory Dwelling Unit (JADU) and modify two existing second floor windows.	2/27/2023	Approved	Yes	46.20%	3,031

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
2022-7566	1372 Cordilleras Avenue	Construct a detached 504 square foot arbor structure with solar panel roof cover in the rear yard of an existing two-story single-family home, resulting in 4,214 square feet (3,163 square feet living area, 504 square foot arbor structure, 100 square foot shed structure, and 447 square foot garage) and 43.7% FAR. USE PERMIT: For the total area of all accessory structures to exceed 450 square feet	2/13/2023	Approved	Yes	43.70%	4,214
2022-7198	691 Toyon Avenue	Construct a new two-story single-family home resulting in 2,528 square feet gross floor area (2,109 square feet living area and 419 square feet garage) and 45.4% Floor Area Ratio (FAR). The project also includes a new 790 square foot attached Accessory Dwelling Unit (ADU)	11/14/2022	Approved	No	45%	2,528
2021-7618	755 Holbrook Place	DESIGN REVIEW to construct a first-story addition of 131 square feet to an existing two-story single-family home, resulting in 3,138 square feet gross floor area (2,668 square feet living area and 470 square feet garage) and 51.6% FAR	10/24/2022	Approved	Yes	52%	3,138

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
2022-7266	1612 Vireo Drive	DESIGN REVIEW to allow a 245-square-foot, first-floor sunroom addition to an existing two-story home, resulting in 3,147 square feet gross floor area (2,699 square feet living area and 448 square foot garage) and 50.75% Floor Area Ratio (FAR).	9/26/2022	Approved	Yes	50.75%	3,147
2021-7415	388 Stowell Avenue	To allow construction of a 390 square-foot first-floor addition and a 285 square-foot second-floor addition to an existing two-story single-family home, resulting in 2,717 square feet gross floor area (2,129 square-foot living area, 511 square-foot garage, and 77 square-foot covered balcony), and 52.3% Floor Area Ratio (FAR).	9/26/2022	Approved	No	52.30%	2,717
2021-7779	909 W. Cardinal Dr	construct a one-story addition and a new second story totaling 952 square feet to an existing single-family home, resulting in 3,013 square feet (2,621 square feet living area and 392 square feet garage) and 50.7% floor area ratio (FAR).	6/27/2022	Approved	No	50.70%	3,013

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
2021-7524	774 Santa Paula Ave	DESIGN REVIEW to allow a 1,124 square foot first and second floor addition to an existing one-story single-family home, resulting in 2,566 square feet (2,202 square feet living area and 364 square foot garage) and 51% floor area ratio (FAR)	4/11/2022	Approved	No	51%	2,566
2020-7440	664 West McKinley Avenue	DESIGN REVIEW to construct two new two-story, single-family homes (Lot A: 1,980 square feet and 54.9% FAR, and Lot B: 1,773.3 square feet and 49.2% FAR) with an overall floor area ratio (FAR) of 52%; USE PERMIT to allow reduced lot area and lot width for a small lot subdivision; and, TENTATIVE PARCEL MAP to subdivide one lot into two lots.	1/10/2022	Approved	No	52%	1,980
2021-7579	1479 Barton Drive	To construct a new 720-square foot attached patio cover in the rear of the house resulting in a total floor area of 4,447 square feet and 30% floor area ratio (FAR).	12/13/2021	Approved	Yes	30%	4,447

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
2021-7010	736 Silver Pine Court	DESIGN REVIEW to allow a 363 square feet first-floor addition, 490 square feet second-floor addition, and a new 56 square feet covered entry porch on an existing two-story single-family home, resulting in 3,149 square feet gross floor area (2,763 square feet living area and 386 square feet garage) and 50% Floor Area Ratio (FAR)	10/25/2021	Approved	No	50%	3,149
2021-7159	1258 Cranberry Avenue	DESIGN REVIEW to allow a 796 square foot first floor addition to an existing one-story home, resulting in 4,452 square feet (3,784 square feet living area and 668 square feet garage) and 28% floor area ratio (FAR).	10/11/2021	Approved	Yes	28.00%	4,452
2020-7579	575 Crawford Drive	DESIGN REVIEW for a new two-story single-family residence with 4,257 square feet gross floor area (3,815 square feet living area and 442 square foot garage) and 43.6% Floor Area Ratio (FAR)	9/13/2021	Approved	No	43.60%	4,257
2021-7169	693 W. Remington Drive	DESIGN REVIEW to allow a single-story addition of 498 square feet to an existing two-story home, resulting in 2,977 square feet (2,513 square feet living space and 464 square feet garage) and 49.6% floor area ratio (FAR)	8/23/2021	Approved	Yes	49.60%	2,977

Planning Commission Design Reviews from 2021 to March 2026							
File #	Address	Project description	Hearing Date	Status	Consent Calendar	Floor Area	FAR
2020-7792	1371 Navarro Dr.	DESIGN REVIEW to demolish an existing home and construct a new two-story single-family home, resulting in 4,678 square feet (4,232 square feet living area and 446 square feet garage) and 51% floor area ratio (FAR). The project also includes a 607 square foot attached accessory dwelling unit (ADU) on the first floor of the home, which is not added to the FAR.	4/12/2021	Approved with modifications	No	51%	4,678
2020-7639	1519 Emperor Way	DESIGN REVIEW for a first-story addition of 293 square feet and second-story addition of 206 square feet to an existing two-story home resulting in 2,956 square feet (2,501 square feet of living area and 455 square feet garage) and 47.5% floor area ratio (FAR).	1/11/2021	Approved with modifications	No	47.50%	2,956