

Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single-Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The new gabled roof over the entry helps in defining the front entry and is consistent with the architectural style of the house and immediate neighborhood. The proposed project does not alter home orientation or entry pattern. Finding met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As conditioned, the proposed project will provide a well-articulated building facade that helps minimize potential visual impact. The project is limited to a single-story addition and would not add visual bulk or mass to the street. Finding met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed single-story addition would not result in privacy impacts to neighbors. Existing side and rear yard fences are at least 6 feet in height and will be maintained. Finding met
<i>2.2.4 Minimize the visual impacts of parking.</i>	As conditioned by staff, the garage addition will be pushed back to comply with the required front yard setback of 20 feet, which will help to accommodate the required two uncovered parking spaces. The proposed garage door consists of decorative panels and ornamental hardware. Finding met
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No changes to the existing front yard landscaping are proposed. Finding met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The exterior materials are similar to those found in the neighborhood and applied in a manner that is consistent with the architecture. Finding Met. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not result in removal of any mature trees. Finding Met

Variance

In order to approve the Variance, the City Council must make the following findings. The proposal is seeking multiple deviations from R-2 zoning development standards.

Required Findings:

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district. ***Finding Met***

Based on the review of the project, staff can make a reasonable finding there are unique circumstances or conditions that impair the site's ability to conform to the strict application of the zoning development standards. The subject site is substandard in terms of lot area and width. Within the R-2 zone, a typical lot is 8,000 square feet in size and 76 feet wide. The existing site is 4,000 square feet in size and 40 feet wide. The project is also required to provide a 5-foot wide street dedication in the form of an easement along Coolidge Avenue, which further reduces buildable lot area. The substandard lot size and width, and required street dedication creates an undue burden for the applicant comply with the required front, right side yard, combined side yard, lot coverage, and covered parking requirements. The addition is modest in size and limited to the expansion of an existing small kitchen and living room. No new bedrooms will be added.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. ***Finding Met***

The project will not result in impacts that will be materially detrimental or injurious to property, improvements or uses within the immediate vicinity or within the same zoning. The proposed addition is modest in size and retains a one-story residence as well as the architectural character of the neighborhood in terms of setbacks, lot coverage and parking. With implementation of the project, a good neighbor fence will privacy and minimizes visual impacts and maintains an aesthetic streetscape.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district. ***Finding Met***

Due to the physical hardship of building on substandard lots and providing the required street dedication, this block of Coolidge contains several homes that have been granted similar deviations. Reduced side and front yard setbacks are a common feature of this neighborhood. This neighborhood also contains several homes that have less than two covered parking spaces, including a property

across the street at 825 Coolidge Avenue, which contains three bedrooms and no covered parking spaces. Therefore, the applicant's request is consistent with established precedent.