

RECOMMENDED FINDINGS

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 proposed entry porches are consistent with the architectural style and the surrounding neighborhood. <i>Finding met.</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed scale, bulk and character of the proposed homes is similar to the existing two-story homes in the neighborhood. The proposed design has modest 8-foot second floor plate heights, well-articulated building facades with roof segments, offsets, a combination of high-quality building materials and setbacks from front property line significantly exceeding the minimum required. In compliance with the City's Single-Family Home Design Technique recommendation for new two-story homes in one story neighborhoods, the second-floor areas are 35% of the first-floor area. <i>Finding met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed homes comply with the requirements for height and setbacks from the neighboring properties. The design is respectful of the privacy of the surrounding neighbors by providing high sill windows on the second-floor level. As conditioned, the proposed project will not have privacy impacts on the surrounding properties. <i>Finding met.</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the minimum requirement of two covered and two uncovered parking spaces for each home. The proposal includes one single driveway access for both the homes. The parking garages are setback significantly (52' and 44') from the street frontage that

	helps in reducing the visual prominence of parking. Tandem parking garage for Lot 1 home further helps in minimizing the visual impact of parking along the street frontage. <i>Finding met.</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Landscaping improvements within the front yard are proposed including planting of six new 24" box trees. <i>Finding met.</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to use a combination of stucco, siding and stone veneer, which is consistent with the proposed architectural style and will enhance the existing streetscape. <i>Finding met.</i>
<i>2.2.7 Preserve mature landscaping</i>	The applicant proposes to retain all the protected trees on the site. <i>Finding met.</i>

Variance

Lot Area

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.***

Due to the existing lot configuration in a cul-de-sac, it is difficult to meet the required lot width while providing the allowable density. Cul-de-sac lots are permitted to have a 45-foot lot width. Through strict application of the ordinance, no new lots could be created on the subject property. The proposed configuration enables the allowable density to be met, while also providing the minimum 6,000 square foot lot size for the Zoning District.

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.***

Granting of the Variance would not be detrimental to the public welfare as the proposed development is still able to meet or maintain increased setbacks to neighboring development with the reduced lot width. The resulting lots sizes of the new lots (7,953 square feet and 7,621 square feet) are comparable to surrounding lots such as 1148 Northumberland Drive (7,529 square feet), 1115 Northumberland Drive (7,000 square feet) and 1068 Freestone Avenue (7,000 square feet).

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.***

The lot widths of lots in the surrounding neighborhood are also substandard in terms of lot width, including similarly zoned lots immediately adjacent to the north. Although less than the required lot width is provided, each lot would have considerable depth (greater than 150 feet). Each of the homes is still designed to meet the required setbacks and positioned adequately away from established neighboring development. A Variance from the minimum lot width requirement was previously granted by the Zoning Administrator for subdivision and construction of four new single-family homes on a cul-de-sac lot at 1130 Prunelle Court (Project 2015-7108) in 2016.

Tandem Parking Garage

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.***

Due to the existing lot configuration in a cul-de-sac and 10-foot PG&E easement along the side yard, providing two side-by-side covered parking spaces would be difficult. Through strict application of the ordinance, the garage will dominate the narrow front façade of the property. The proposed configuration enables a functional design with a well-defined entry, while also meeting the parking requirement.

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.***

Granting of the Variance would not be detrimental to the public welfare as the proposed development is still able to meet the parking requirements for a new single-family home by providing two covered and two uncovered parking spaces. The proposed design avoids letting the garage dominate the street frontage while visually emphasizing home entries and the living area. The design is consistent with the common pattern in the cul-de-sac that predominantly has driveways leading to detached garages towards the rear side of properties.

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.***

The neighborhood has a mix of one- and two-car garages, including similarly zoned cul-de-sac lots immediately adjacent to the west. Although a tandem garage appears like a one-car garage from exterior, the lot would meet the requirement of two covered parking spaces with a minimum 400 square-foot garage size. A deviation to allow tandem parking garages for subdivision and construction of two new single-family homes at 417 and 421 East Washington Ave (Project 2017-8019) was approved by Planning Commission in 2018. The lots had substandard lot widths like the proposed lots for this project.

Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.

Staff was not able to make any of the findings (B.1-8), and recommends approval of the Tentative Map.