

Exhibit A

RECOMMENDED FINDINGS OF FACT AND DETERMINATIONS FOR APPROVAL OF

PLN18-0091

2540 West Avenue 133rd

Alameda County Assessor's Parcel Number 079A-0586-015-01

Kenneth T. Ngai (Applicant/Property Owner)

CEQA Environmental Review

This project to remodel the existing residence with a garage addition and construct a new two-story duplex is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15303(b), for New Construction or Conversion of Small Structures. In urbanized areas, the exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The project proposes to have three dwelling units on the property.

Major Site Plan Review Standards

In order to approve or conditionally approve this project, the BZA must find that the proposal is in substantial compliance with the standards for Major Residential Site Plan Review in Zoning Code Section 2-580 H (1 through 4) listed below.

1. **The residence's architecture is appropriate and consistently applied.** As proposed, the architecture of the duplex and the remodel of the existing home with a garage addition complements and is similar to the appearance of the existing residence which has Tudor Revival architecture. The architecture of the duplex and remodel of the existing residence with the garage addition is complementary to the existing residence through the continued use of stucco siding, pine wood trim, and the use of asphalt roof shingles to match existing. The windows for the duplex would be dual-pane aluminum clad wood with painted wood trim to match the existing windows at the residence to provide a cohesive appearance.
2. **The visual mass of the home is de-emphasized.** The two-story duplex and the remodel of the existing residence with the garage addition will be located to the rear and behind the existing home. The duplex and garage addition would not be readily visible from the street, which allows for the project to fit into the existing streetscape. The duplex would be setback approximately 101' from the front property line and 33'-6" from the rear property line. The 4:12 and 10:12 roof pitch and gable & hips of the roof are similar to the existing residence and nearby residences in the neighborhood. Also, the proposed roof height of 29' for the duplex is 4'-1" higher than the existing residence. Overall, the height of the duplex is below the 30-foot maximum height permitted in the RO District.
3. **The neighborhood's existing visual character is valued.** The homes in the immediate vicinity are a mix of one-story and two-story structures with a various architectural styles. There are few nearby residences with similar Tudor Revival architecture. The proposed use

of stucco as the material for the siding of the duplex and garage provides a consistent façade look similar with the existing residence and several other stucco sided homes in the neighborhood. Due to the duplex and garage addition location at the rear of the existing home, the duplex and garage will not have a significant impact on the neighborhood's streetscape. Further, the properties on either side of the subject property and to the rear of the subject property have 2-4 dwelling units located on their sites. The three units on the subject property will be in keeping with the visual character of the neighborhood, which consists of residential properties with multiple units.

4. **The physical impacts to neighbors are minimized.** The proposed duplex and remodel of the existing residence meets the Zoning Code requirements in terms of parking, height, setbacks, lot coverage, and also complies with the daylight plane requirement, which defines the building envelope within which all new structures or additions must be contained to limit the impacts of bulk and mass on adjacent properties for each side of the building. In terms of parking, four covered parking spaces within garages and two parking pads would be provided for the site, which would allow for the residents to park on the property rather than on the street. The proposed roof height of the duplex is 29' which is below the 30-foot maximum height limit for the RO district. The access to light and air to the adjacent neighbor's residences on the sides and to the rear should not be compromised due to the setbacks of approximately 9'-11.5" (left side), 13' (right side) and approximately 33'-6" (rear) from the proposed duplex to each of those adjacent residences property lines. The design and massing of the duplex would not obstruct light or air to the adjacent properties.