

PROJECT: TWO NEW UNITS ADDITION TO AN EXISTING SINGLE FAMILY HOUSE  
PROJECT ADDRESS: 84 OAKES BLVD, SAN LEANDRO, CA

#### PROJECT SUMMARY AND STATEMENT

THE EXISTING LOT HAS AN ONE-STORY SINGLE FAMILY HOUSE OF ABOUT 1624 SQUARE FEET WITH THREE BEDROOMS AND ONE BATH. THERE IS ONE DRIVEWAY AT THE RIGHT SIDE OF THE HOUSE LEADING TO AN EXISTING DETACHED TWO-CAR GARAGE AT REAR YARD. THE PRESENT PROJECT PROPOSES TO ADD TWO ADDITIONAL SINGLE FAMILY UNITS AT THE REAR YARD WITH A NEW MIDDLE UNIT AT THE SECOND FLOOR ABOVE THE PARKING AREA AND A TWO-STORY REAR UNIT AT REAR NORTH END OF THE LOT.

THE MIDDLE UNIT OF 1337 SQUARE FEET SHALL HAVE TWO BEDROOMS AND TWO BATHS; THE REAR UNIT OF 1317 SQUARE FEET SHALL HAVE THREE BEDROOMS AND TWO BATHS.

THERE SHALL BE TOTAL 7 PARKING SPACES, FOUR SPACES SHALL BE IN ENCLOSED GARAGES AND THREE PARKING SPACES SHALL BE COVERED CARPORTS. ONE TWO-CAR GARAGE SHALL BE ATTACHED TO THE REAR OF THE EXISTING FRONT UNIT WITH AN INTERNAL DOOR ACCESS. THREE COVERED PARKINGS SHALL BE BELOW THE NEW MIDDLE UNITS AND ONE ENCLOSED GARAGE SHALL BE ATTACHED TO THE REAR UNIT WITH AN INTERNAL DOOR ACCESS.

THE EXISTING HOUSE EXTERIOR ENVELOPE SHALL BE MOSTLY PRESERVED WITH A MINOR DEMOLITION OF ABOUT 34 SF AT THE RIGHT SIDE OF THE HOUSE FOR PROPER DRIVEWAY ACCESS. THE NEW BUILDING SHALL MATCH THE EXISTING HOUSE WITH THE SAME ROOF AND THE WALL FINISHING MATERIALS. THE WINDOW FRAME AND ALL THE EXTERIOR WOOD TRIMS AND EAVE FACIA SHALL ALSO MATCH THOSE OF THE EXSTING HOUSE.

THE EXISTING GARAGE AT THE REAR YARD SHALL BE DEMOLISHED.

THE PROPOSED PROJECT IMPROVES THE AMENITY OF THE REAR YARD WHICH CURRENTLY IS OCCUPIED BY THE MASS OF AN OVER-SIZED GARAGE OF AROUND 1000 SQUARE FEET AND PROVIDES MORE HOUSING UNITS IN A DENSITY WHICH FITS THE HOUSINHG DENSITY OF THE SURROUNDING AREAS. THE DESIGN OF THE PROPOSED HOUSES AIMS TO RESPECT AND PRESERVE THE GOOD DESIGN FEATURES FROM THE HISTORICAL HOUSES OF THE NEIGHBORHOOD.

#### FINDINGS

1. THE PROPOSED LOCATION OF THE PROJECT CONFORMS TO THE OBJECTIVES OF THE ZONING CODE AS WELL AS THE PURPOSES OF THE DISTRICT IN WHICH THE SITE IS LOCATED.
2. THE PROPOSED LOCATION OF THE PROJECT AND TEH PROPOSED CONDITIONS UNDER WHICH IT WILL BE OPERATED AND MAINTAINED WILL BE CONSISTENT WITH THE GENERAL PLAN; WILL NOT BE HARMFUL TO THE PUBLIC HEALTH, SAFETY OR WELFARE OF PERSONS LIVING OR WORKING IN, OR NEARBY, TO THE NEIGHBORHOOD OF THE PROPOSED USE; AND WILL NOT BE DETRIMENTAL TO PROPERTIES OR IMPROVEMENTS IN THE AREA OR TO THE GENERAL WELFARE OF THE CITY.
3. THE PROPOSED USE WILL MEET THE REQUIREMENTS OF THE ZONING CODE, INCLUDING ANY SPECIFIC CONDITION REQUIRED IN THE DISTRICT IN WHICH IT WILL BE LOCATED.
4. THE PROPOSED USE WILL NOT CREATE NEGATIVE IMPACTS ON TRAFFIC OR CREATE DEMANDS EXCEEDING THE CAPACITY OF PUBLIC SERVICES AND FACILITIES, WHICH CANNOT BE AVOIDED OR REDUCED.