

05/20/2021

Applicant Statement

Application No. PLN-ONLINE-21-000006
1833 Hillview Drive, San Leandro, CA 94577

To the BZA,

The owner is submitting this application for Major View Preservation/ Site Plan Review. They find that the proposed height of the new second story ADU should be permissible based on our review of the Zoning Code, Section 2.04.412(C)(2)(a) and Z.C. Section 2.04.412(D)(6). Based on our topological information, the subject property sits approximately 22' below the adjacent uphill property located at 2412 Longview Drive, which also incorporates a 5' - 6' tall wood fence at the rear yard. In addition, the proposed improvements would not block any of the views of the hillside adjacent to Lake Chabot. Additionally, the adjacent property at 2421 Lakeview Drive and the nearby property at 2370 Lakeview Drive appear to have incorporated second story additions as well without issue.

For additional information, please see below statements provided by the applicant and approved by the property owner.

View Preservation/Site Plan Review Standards. To approve or conditionally approve a View Preservation Site Plan, the decision-maker or the decision-making body shall find that the proposed project is in substantial compliance with all of the following standards:

- a. The Views Currently Enjoyed by Neighbors Are Respected. The proposed construction does not unreasonably block or diminish neighbors' views of distant and scenic features, such as the San Francisco Bay and surrounding open spaces and skylines, while balancing the applicant's ability to improve the subject property in accordance with the applicable restrictions.

(Statement from Architect & Owner) – Owner has discussed this proposal with the Architect, and both parties feel that the proposed construction shall comply nicely with this standard and that the existing Views currently enjoyed by the neighboring properties will remain un-changed overall. Based on the nature of this property being a corner lot and being 'sunken' into the Hillside (see photos sent to Brianne Reyes) owner strongly feels that overall views of distant and scenic features will not be blocked for neighboring properties to enjoy. In addition, the neighboring properties on the East side and North side / and partially on the South Side of this corner lot will be the only

neighbors that will have visibility of the proposed ADU improvements, however, these properties will not be heavily impacted by restricted views of distant and scenic features from North, South, East or West. Also note, the neighboring property on the West side of the subject property is elevated approximately 35' to 40' above the finish floor elevation of the subject property, so their easterly view of the scenic hillside (looking towards Lakeview Drive) will remain unobstructed even after the proposed improvements of the subject property are constructed/ completed.

- b. The Residence's Architecture is Appropriate and Consistently Applied. The structure has adequate articulation, with appropriate window placement, architectural detailing, roof forms and/or changes in wall planes to provide visual interest. Additions shall not have a "tacked on" appearance, and either the addition should be consistent with the existing residence in terms of design and use of materials, or the existing residence should be remodeled concurrently with construction of the proposed addition in order to achieve the desired consistency.

(Statement from Architect & Owner) – Owner has discussed this proposal with the Architect, and both have confirmed that the current proposed design will nicely conform to this View Preservation/ Site Plan Review standard for this Zone District, and that the proposed addition is consistent with the existing residence in terms of design and use of materials. Wall Materials, Roof / Gutter/ Downspout materials will all be consistent with the existing residence. Also note, the Architect has been communicating with the Planner, Brianne Reyes, and she has already reviewed the proposed architecture of the addition, confirming that the Design looks cohesive with the architecture of the existing residence.

- c. The Visual Mass of the Home is De-Emphasized. The home appears in scale with the surrounding homes. The building's surfaces should be articulated in a manner that reduces the appearance of blocky or massive features, and architectural features, detailing and/or landscaping should subdue, rather than accentuate, the prominence of larger homes.

(Statement from Architect & Owner) – Owner has discussed this proposal with the Architect, and both have confirmed that the current proposed design will conform to this View Preservation/ Site Plan Review standard for this Zone District, as the proposed addition is consistent with the existing residence in terms of scale with the surrounding homes. There is also a residence across the street located at 2370 Lakeview Drive with a 2nd story addition as well. Proportions of the new addition has been designed to reduce the appearance of blocky or massive features and to better coincide with original design of the existing residence.

- d. The Neighborhood's Existing Visual Character is Valued. The proposal "fits in" to the neighborhood's existing architectural and landscape context, utilizing a compatible architectural vocabulary and retaining existing trees to the degree feasible and where conducive to achieving the purposes of this chapter. The landscaping to be retained and/or provided around the new and/or remodeled residence should include an appropriate balance of trees, shrubs and living ground covers, and should be designed to blend the project into its larger setting.

(Statement from Architect & Owner) – Owner has discussed this proposal with the Architect, and both have confirmed that the current proposed design will conform to this View Preservation/ Site Plan Review standard for this Zone District, as the proposed addition will ‘fit in’ to the neighborhoods existing architectural and landscape context. All on-site trees will be retained for the proposed improvements as well. The only adjacent landscaping that will be altered to accommodate the proposed improvement will only be the removal of 4’-0” of existing shrubbery in order to accommodate a 4’-0” wide pathway for access between the 2nd story ADU and sidewalk on Hillview Drive. Both Owner and Architect feel that the balance of trees, shrubs and living ground covers will remain for the most part, and will not drastically be affected by the proposed improvements.

Required Finding for Granting of an Exception. To approve an Exception to the height limit of the **RS**-VP Sub-District, the decision-making body shall make the following finding:

- a. Mandatory Finding—The Views Currently Enjoyed by Neighbors Are Retained. The proposed construction that is in excess of the height limit of the **RS**-VP Sub-District does not unreasonably block or diminish neighbors’ views of distant and scenic features, such as the San Francisco Bay and surrounding open spaces and skylines, to any greater degree than would a proposal for construction that conformed to the height limits of the **RS**-VP Sub-District.

(Statement from Architect & Owner) – As mentioned in the above statements, although the proposed construction will be in excess of the height limit of the RS-VP Sub-District, it will not unreasonably block or diminish neighboring views of distant and scenic features. This is based on the following:

- The atypical topography of the property being against an existing steep hillside, which is the backyard for the subject property;
- The atypical orientation of the existing property which is ‘sunken’ into the Hillside (see photos sent to Brianne Reyes), which already has the property partially screened from both the West and North sides.
- The relationship of the Northerly sidewalk at Hillview Drive is at an elevation over 8’-0” above grade from the finish floor of the existing property,
- The current design is being requested in order to better utilize the elevation of the existing public sidewalk (at Hillview Drive) as it relates to the steep Westerly hillside adjacent to the proposed improvements.
- Based on the nature of this property being a corner lot and being ‘sunken’ into the Hillside, the owner strongly feels that overall views of distant and scenic features will not be blocked for neighboring properties to enjoy. As mentioned above, neighboring properties on the East side and North side / and partially on the South Side of this corner lot will be the only neighbors that will have visibility of the proposed ADU improvements, however, these properties will not be heavily impacted by restricted views of distant and scenic features, as the only unpopulated Hillside resides to the East of the subject property.
- Also note, the neighboring property on the West side of the subject property is elevated approximately 35’ to 40’ above the finish floor elevation of the subject

property, so their easterly view of the scenic hillside (looking towards Lakeview Drive) will remain unobstructed even after the proposed improvements of the subject property are constructed.

- Owner also feels that the proposed addition will 'fit in' to the neighborhoods existing architectural context as there is a neighboring property located at 2370 Lakeview Drive that has a 2nd Story addition as well. In addition, both Owner and Architect feel that the balance of trees, shrubs and living ground covers will remain for the most part, and will not drastically be affected by the proposed improvements. See below photos for reference purposes.

PHOTO OF THE SUBJECT PROPERTY LOOKING SOUTH FROM HILLVIEW DRIVE – NOTE THE STEEP HILLSIDE ON THE RIGHT/ WEST SIDE



PHOTO OF THE SUBJECT PROPERTY LOOKING SOUTH FROM HILLVIEW DRIVE AT THE PROPERTIES DRIVEWAY – NOTE THE STEEP SIDEWALK ON THE RIGHT



PHOTO OF THE SUBJECT PROPERTY LOOKING WEST FROM LAKEVIEW DRIVE – NOTE THE STEEP HILLSIDE/ STEEP SIDEWALK BEYOND



**PHOTO OF THE SUBJECT PROPERTY LOOKING SOUTHWEST FROM INTERSECTION OF
HILLVIEW DR./ LAKEVIEW DR. –
NOTE THE STEEP HILLSIDE/ SIDEWALK ON THE RIGHT**



**PHOTO OF THE ADJACENT PROPERTY LOOKING NORTHEAST FROM THE
INTERSECTION OF HILLVIEW DR./ LAKEVIEW DR.**

- NOTE THE 2ND STORY ADDITION/ SIMILAR SCALE TO SUBJECT PROPERTY'S ADU PROPOSAL



- End of Applicant Statement -

NEIGHBOR RESPONSE TO PROPOSED 2ND STORY ADDITION ABOVE GARAGE AT 1833 HILLVIEW DRIVE:

We SUPPORT / OBJECT TO the proposed addition:

OWNER:	SUPPORT	OBJECT TO	ADDRESS:
Charles & Lois Thacker	✓		244 / Lakeview Drive San Leandro, CA 94577
Andy	✓		2384 LAKEVIEW DR. SAN LEANDRO, CA 94577
Elmer	✓		2410 Lakeview DR. SAN Leandro CA 94577
Dorinda & Keith Audum	✓		2340 Lakeview DR. San Leandro 9477
John	✓		1832 Hillview Dr San Leandro, CA 94577
Robert	✓		2412 Longview Dr San Leandro, CA 94577