

Exhibit A

**RECOMMENDED
FINDINGS OF FACT**

**PLN21-0019
1833 Hillview Drive
Alameda County Assessor's Parcel Number 079-0026-086-00
Glenn R. Brown (Applicant and Property Owner)**

The Board of Zoning Adjustments hereby approves the Major View Preservation / Residential Site Plan Review for a Height Exception to build a 2nd-Story addition at 23 feet, 11 inches at 1833 Hillview Drive, and finds the project categorically exempt from CEQA subject to the following findings:

Major View Preservation / Site Plan Review Findings

- 1. 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.**

The overall topography in this area is a hillside that slopes downward from west to east, allowing properties on both sides of Lakeview Drive and those on westerly Longview Drive to currently enjoy views of the easterly hills leading to Lake Chabot. Homes along Longview Drive were built at a higher topography than the subject property and homes along the east side of Lakeview Drive were built at a lower topography than the subject property. In particular, the house at 2412 Longview Drive was built at an elevation of 506 feet above sea level. Furthermore, there is a steep slope at the rear yard of the subject property, dropping from approximately 503 feet above sea level near the rear property line, to approximately 488 feet above sea level. The new second story has been designed to be 14 feet, 9 inches in height, allowing it to fit within the 15-foot vertical space created by the steep slope. The new roof ridge will remain below the elevation of the existing building pad at 2412 Longview Drive. Therefore, the proposed second story will not unreasonably impact views of the easterly hills or Lake Chabot for neighboring properties.

- 2. 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.

The existing house is designed with brick veneer, vertical and horizontal wood siding, and red roof shingles on pitched roofs. The design of the second story has adequate architectural features to provide visual interest and match the style of the existing one-story house. It will provide a matching roof slope, matching red roof shingles, matching window trims, and matching beige wood vertical and horizontal siding. The proposed walkway/ramp from the second story to the sidewalk will also be built with materials that are compatible with the existing house, including a pine lattice, beige wood panel flooring, and an oak guardrail on steel pipe/cable railing.

- 3. 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.**

The second story will appear in scale with the surrounding homes because there will be adequate architectural detailing to reduce the massing and there is existing landscaping that blocks views of the existing garage that will remain and will continue to obscure a portion of the house. The second story will retain the roof above the existing garage, along the east wall, and above it, a new bay window will project outward from the second story. These elements will reduce the mass of the two-story portions of the structure along the north of the property. There are also bushes that currently obscure the views of the garage on the ground floor and they are proposed to remain. There, the second-story architectural details and the continued landscaping will ensure that the now two-story structure will continue to appear in scale with the surrounding homes, especially as seen from the north side of the property.

- 4. 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.**

The neighborhood contains ranch-style detached single-family houses with a variety of architectural details, including brick veneer, brick fireplaces, a mix of stucco and wood siding, wood trim around windows and doors, picture windows, dark shingles, and pitched or hipped roofs. The color palette is generally warm,

using dark reds, beiges, and browns. Their yards incorporate a variety of shrubs that are sometimes defined and subtly terraced within low retaining garden walls using bricks or decorative stones.

The proposed second story will fit into this architectural context by incorporating beige wood siding, red roof shingles, and bay and picture windows, and by keeping its existing landscaping. The existing hillside and the steep slope on the property will remain largely the same, as no significant grading is proposed in building the second story. The proposed walkway/ramp will also contain compatible materials, including beige wood panel flooring and an oak guardrail. It will be built from the entry to the second story to the sidewalk on Hillview Drive. It will be built on its existing topography, with some vertical supports to be hidden behind landscaping and will meet the elevation of the sidewalk, without disrupting the landscaping of the site significantly. Therefore, the proposal altogether will not alter the aesthetics or topography of the site in any way that would disrupt the architectural or landscaping characteristics of the neighborhood.

5. **The proposed home or addition does not substantially impair the privacy and access to light and air of adjacent residences, while balancing the applicant's ability to improve the subject property in accordance with all applicable restrictions.**

The proposed second story will not impair the privacy and access to light and air of adjacent houses because those houses are at minimum 60 feet from the exterior walls of the new second story. Due to this significant distance between structures, the subject property has been able to site a new second story that meets the applicant's stated goals in accordance with all applicable restrictions.

Height Exception Finding

1. **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.**

The maximum height of structures allowed in the RS-VP zoning district is 18 feet and the proposal is to build a second story that would bring the house to a total height of 23 feet, 11 inches, which is 5 feet, 11 inches in excess of the height limit. Most of the height in excess will be part of the pitched roof, therefore encroaching minimally into the space that would be provided if the new second story were built at an 18-foot height. Moreover, the proposed roof ridge is anticipated to reach an elevation that will be lower than the building pad on the westerly adjacent property.

Therefore, the second story will not unreasonably block the views of the easterly hills or Lake Chabot beyond to any greater degree than would a proposal for a second story that conformed to the height limits of the RS-VP zoning district.

California Environmental Quality Act Categorical Exemption Findings

This item is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301(e), as it is a minor addition that will not result in an increase of more than 50% of the existing floor area.