



Legislation Text

File #: 19-420, **Version:** 1

PLN18-0091; Consideration of Major Site Plan Review to allow for the remodel of the existing residence with a garage addition and construction of a new two-story duplex for a total livable area of 7,244 square feet at 2540 West Avenue 133rd. Per Zoning Code Section 2-580, Major Site Plan Review applies as the cumulative square footage for all units exceeds 6,000 square feet of livable area. Zoning District: RO Residential Outer District; Alameda County Assessor's Parcel Number 079A-0586-015-01; Kenneth T. Ngai (applicant/property owner).

SUMMARY AND RECOMMENDATIONS

The applicant proposes to remodel the existing residence with a garage addition and construct a new two-story duplex at 2540 West Avenue 133rd for a total of three units with a combined livable area of 7,244 square feet. Per Zoning Code Section 2-580, Major Site Plan Review applies as the cumulative square footage for all units exceeds 6,000 square feet of livable area. The subject property is zoned RO Residential Outer District. Staff recommends that the Board of Zoning Adjustments:

Adopt Resolution 2019-008, approving Major Site Plan Review for 2540 West Avenue 133rd, PLN18-0091, based on the Findings of Fact and subject to the Conditions of Approval.

RELATIONSHIP TO SURROUNDINGS AREA

The subject property is located at 2540 West Avenue 133rd, near Aurora Drive in the Mulford Gardens neighborhood. The subject property has an existing two-story single family residence and the lot is approximately 17,159 square feet in size. The subject property and all the adjacent properties are all similarly zoned RO Residential Outer District. The adjacent properties have a mix of single family homes, duplexes, multi-family units and condominiums.

PROPOSAL

The applicant proposes to remodel the existing residence with a garage addition and construct a new two-story duplex at 2540 West Avenue 133rd. The existing residence is a two-story home and is approximately 2,838 square feet in size. The existing garage is detached and will be demolished to allow for the duplex at the rear of the existing house. A new 470 square foot two-car garage is proposed to be constructed and attached to the existing residence. The existing residence's laundry and deck will be removed to accommodate the new garage. A new laundry area will be located in the new garage. The square footage of the existing house will be reduced down to 2,785 square feet.

The duplex is proposed to be two stories with 4,459 square feet of livable space. Each unit of the duplex will have 3 bedrooms and 2.5 bathrooms. Also, each unit of the duplex will have a one car garage and one uncovered parking space on a parking pad. Landscaping and a concrete patio are proposed for outdoor space for each of the duplex units.

STAFF ANALYSIS

The subject property is zoned RO Residential Outer District. Per Zoning Code Section 2-580, Major Site Plan Review applies if the cumulative square footage for all units exceeds 6,000 square feet of livable area. The proposed cumulative square footage and Floor Area Ratio for the property with the remodel and duplex is 7,244 square feet of livable area. The proposed one-story garage addition and two-story duplex have been designed with appropriate setbacks and has been conditioned to be constructed in accord with current building and fire codes.

The proposed duplex and remodel of the existing residence with garage addition meets the Zoning Code requirements in terms of height, lot coverage, setbacks, parking, and daylight plane requirement. The proposed roof height of the duplex is 29 feet, which is below the 30-foot maximum height limit for the RO district. The proposed lot coverage of 27.9% is below the 33.3% maximum lot coverage permitted. The proposed setbacks of the duplex are approximately 9'-11.5" (left side), 13' (right side) and approximately 33'-6" (rear), which meets the 9.2 feet minimum side yard setbacks and 25-foot rear yard setback. In terms of parking, four covered parking spaces within garages and two uncovered parking spaces would be provided on-site to meet the parking requirement for the residence and duplex. The layout of the proposed structures as shown in the attached plan exhibits is in conformance with the underlying RO Residential Outer District, except for the Floor Area Ratio (FAR) exceedance.

Site Plan Review

As proposed, the architecture of the duplex and the remodel of the existing home with a garage addition 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.

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. Thus, the duplex and garage addition would not be readily visible from the street. 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.

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. 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 large residential properties with multiple dwelling units.

GENERAL PLAN CONFORMITY

The proposal is consistent with City of San Leandro General Plan goals, objectives, and policies related to the Garden Residential (RG) designation. This designation permits detached single family homes in a country or semi-rural environment. Gross densities generally range from 1-4 units per acre, including streets and easements. Maximum allowable net density in this category is 5.4 units per acre. The following General Plan goals, policies, and actions will apply:

Goal LU-2. Preserve and enhance the distinct identities of San Leandro neighborhoods.

Policy LU-2.8 - Alterations, Additions, and Infill. Ensure that alterations, additions and infill development are compatible with existing homes and maintain aesthetically pleasing neighborhoods.

Policy LU-2.12 - Off-Street Parking. Ensure that a sufficient number of off-street parking spaces are provided in new residential development to minimize parking "overflow" into neighborhoods. The visual prominence of parking should be minimized in new development areas.

Policy LU-2.17 - Constrained Sites. Focus new housing development on underutilized or infill sites on the city's flatter lands, rather than on previously undeveloped sites in the hills. Development on sites with significant geologic, hydrologic, or land stability constraints should be strongly discouraged.

Goal LU-3. Provide housing opportunities and improve economic access to housing for all segments of the community.

Policy LU-3.1 - Mix of Unit Types. Encourage a mix of residential development types in the city, including single family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, garden apartments and medium to high density multi-family housing.

Action LU-3.4.A - Single Family Infill Opportunities. Explore potential modifications to the City's zoning regulations to create opportunities for additional single family detached dwellings in single family zoned neighborhoods. This would include allowances for smaller lot sizes and lot splits on lots that are substantially larger than those around them. It could also include allowances for two detached dwellings of comparable size on the same lot for lots meeting certain size criteria (such as Mulford Gardens).

Policy LU-3.10 - Market-Rate Housing. Encourage the provision of a significant amount of market-rate ownership and rental housing as part of an effort to maintain and diversify the city's economic base.

Goal LU-4. Ensure that new residential development contributes its appropriate share toward the provision of adequate schools, parks, and other public facilities.

PUBLIC OUTREACH

This item received standard noticing for the August 1, 2019 Board of Zoning Adjustments hearing, including the posting of the agenda at City Hall and mailing of the notification to adjacent property owners. No public comments were received regarding this proposal at the time of the filing of this report.

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.

RECOMMENDATION

The proposed project conforms both to the City Zoning Code and to the General Plan, except for the FAR exceedance. Any potential issues associated with the application will be addressed by the implementation of the recommended Conditions of Approval. Staff therefore recommends that the Board of Zoning Adjustments motion to adopt Resolution 2019-008, approving Major Site Plan Review for 2540 West Avenue 133rd, PLN18-0091, based on the Findings of Fact and subject to the Conditions of Approval.

ATTACHMENTS

Vicinity Map
Applicant Statement
Plan Exhibits A - J

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